



Aug -
2009





July 15
2009
entrance





July 15
2009
entrance





July 15-2009



July 5
2009
From the
east side



July 5
2009





August 2
2009

New building in Warrenton will double its size

By CASSANDRA PROFITA
The Daily Astorian

WARRENTON — Construction work has begun at the new Costco site on U.S. Highway 101.

The new store, scheduled to open in November, is going up on a 20-acre parcel across the highway from Home Depot. It is one of several new developments making progress in Warrenton.

Warrenton Costco store assistant general manager Jeff Hazen, also a Clatsop County commissioner, said the new building will be 134,000 square feet - nearly twice the size of the existing store - and will require about 50 additional employees. It will include optical and hearing centers, a full food court and a service deli. It will also carry the remaining 20 percent of Costco merchandise missing from the smaller store, which sits next to Fred Meyer in Warrenton.

"We're excited," said Hazen. "Sixteen years I've been waiting for this."

When credit markets buckled last year, Costco's development plans started looking a little shaky. In March, Mercer Island, Wash., developer Wes Giesbrecht, of North Coast Retail LLC (formerly Atlin Investments), told the Clatsop County Board of Commissioners he was having trouble getting financing and asked if he could pay half the \$8,653,000 asking price for property up front and half a year after the closing. The board said yes, and the purchase went forward.

The economy raised some questions on Costco's side of the deal, too.

"When the economy started to slow, Costco as a whole put a lot of projects on hold," said Hazen. "But the prices came down so significantly, the cost of raw materials came down so low that it made sense for us to go ahead and move forward."

Robinson Construction Co. of Hillsboro is the general contractor for the con-



ALEX PAJUNAS — *The Daily Astorian*
Looking west from SE 19th Street through the new Costco construction site July 13, Home Depot stands across U.S. Highway 101 in Warrenton. The new store being built on a 20-acre parcel is scheduled to be open in November.

RIGHT: Warrenton's Custom Excavating stacks up logs, clearing the way for a new Costco.

struction job, and Ken Leahy Construction of Cornelius is doing the groundwork. Custom Excavating of Warrenton did some initial site preparation.

The current Costco building is for sale, Hazen said. It is one of the smallest Costco stores in the U.S. The company built it to test the market, and it long since proved to be a success. It will remain open until the new store comes online.

See COSTCO, Page 11



Costco: Other projects are in the works

The new parent
always intended to ke
of employees in Cl

Continued from Page 1

There will be two entrances to the Costco shopping center, one from U.S. Highway 101 at the stop-light installed for the Home Depot intersection and one on the other side of the Costco property at 19th Street. The county plans to build a road from 19th Street to Alternate Highway 101, through the roughly 55-acre undeveloped section of the North Coast Business Park. Hazen said the access from Highway 101 will give the new store better visibility than the old location, "and eventually there will be a lot of build out with other businesses. ... A lot of businesses like to locate by Costco because of the traffic we generate."

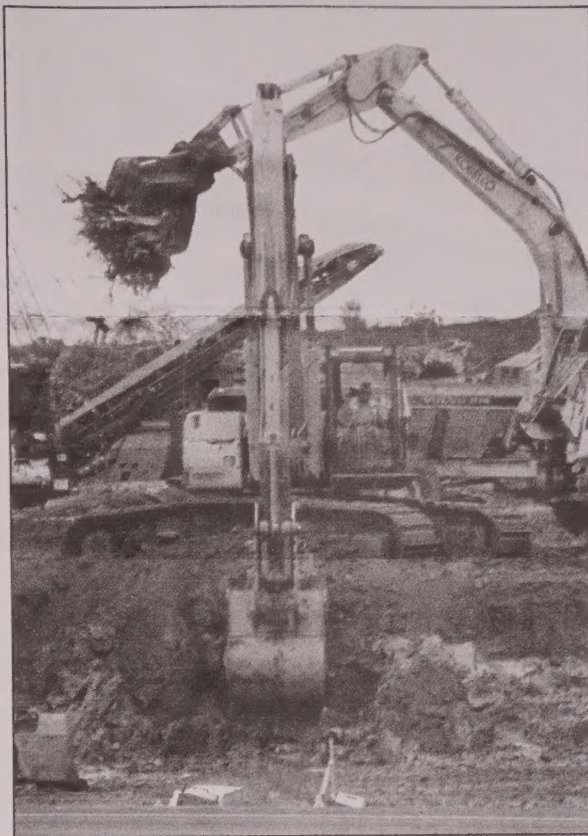
Across the highway, a Staples office supplies store, a Dollar Tree and Big 5 Sporting Goods are scheduled to be built near the Home Depot. However, one of the parcels next to the Home Depot site that had been slated for a restaurant development is now up for sale.

Warrenton Planning Director Carol Parker said the developer of that site "obviously hasn't gotten any takers for the restaurant."

Parker said she has received a pre-application for another business that is looking to build next to Costco, but she hasn't gotten all the information that would allow her to share the name of the business.

Another unknown development is making headway up the highway next to the Les Schwab Tire Center. Martin Nygaard, owner of Warrenton Fiber, has proposed a 153,239 square foot retail development with 656 parking spaces and 50 to 100 full-time jobs whose identity has not been revealed.

Nygaard has a 10-acre parcel near Shilo Inn off East Harbor Drive in Warrenton that he is also eying for development that has not been identified.



ALEX PAJUNAS — The Daily Astorian
Dirt and woody debris are cleared from the site of the new Warrenton Costco on U.S. Highway 101. At 134,000 square feet, the new building will be nearly twice the size of the old Costco and will employ an additional 50 people.

Costco digs into new construction

*We've sold Harbor Street Flowers
and are hosting an Open House
for the new owners*

*DATE: SATURDAY, APRIL 4
TIME: 11 AM TO 3 PM
PLACE: 336 SE MAIN, WARRENTON*

*GRAND PRIZE !
42" STUFFED TEDDY BEAR*

ADDITIONAL DOOR PRIZES

JOIN US FOR CAKE AND PUNCH

*ONE FREE ESPRESSO PER PERSON
(12 oz. single shot)*

GAIL AND JEAN MILLER

*NEW SERVICES AND PRODUCTS WILL INCLUDE:
SEWING - MRS GROSSMAN'S STICKERS -
CUSTOM WEDDING VEILS - BEANIE BABIES*

7:00 A.M.
10-14-2010



We're now
in Warrenton.

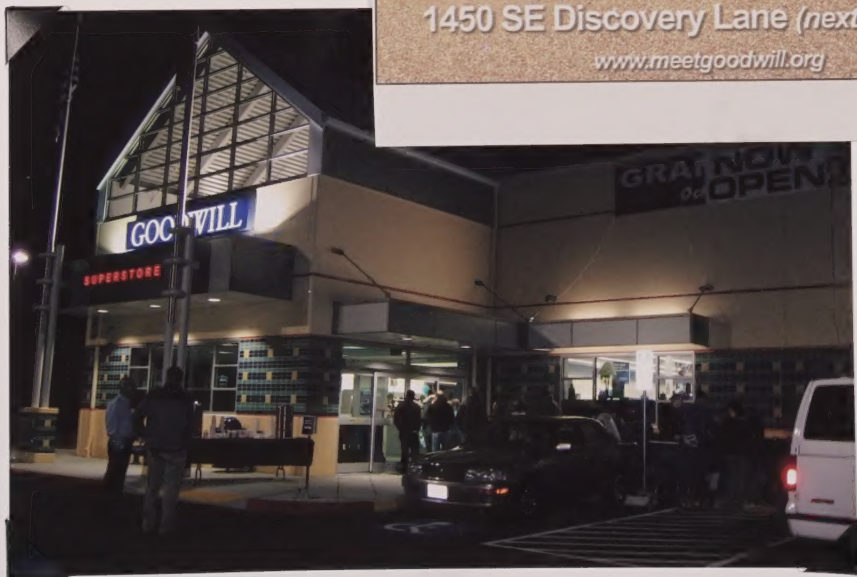
**GRAND
OPENING
CELEBRATION**

Warrenton Goodwill Store



Oct. 14 - 17 • Doors open: 7 AM (Thurs - Sat) & 10 AM (Sun)
1450 SE Discovery Lane (next to Costco)

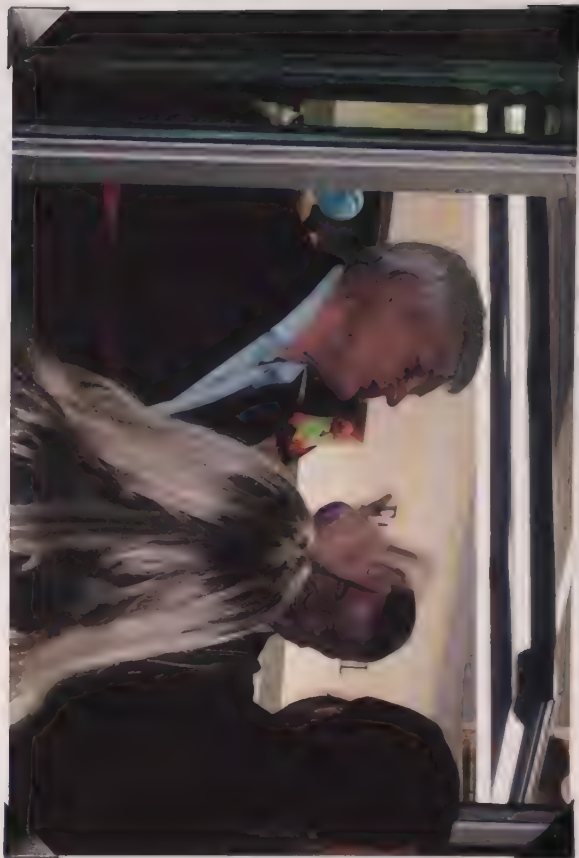
www.meetgoodwill.org





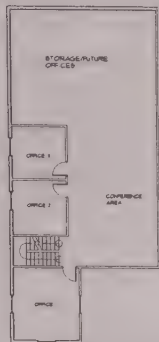
Gil
Thamson



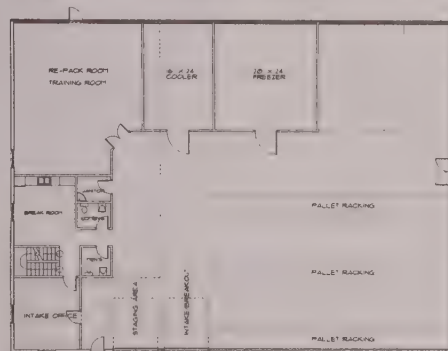


Cie
Shannon

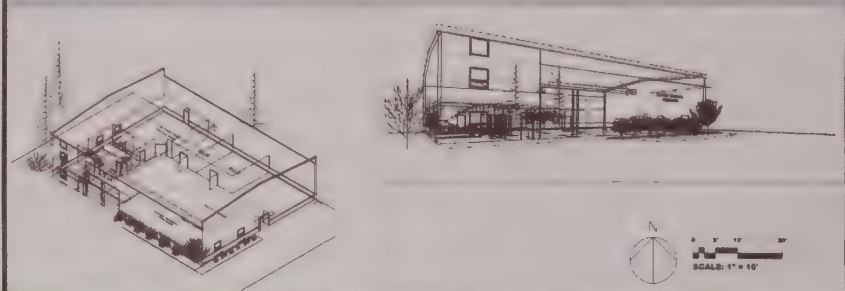




SECOND FLOOR PLAN



FIRST FLOOR PLAN



CLATSOP REGIONAL FOOD BANK WAREHOUSE
TONGUE REGION

PRELIMINARY FLOOR PLANS
AND PERSPECTIVE

REVISIONS: EXHIBIT

CLATSOP REGIONAL FOOD BANK

"NEW DISTRIBUTION CENTER PROJECT"

Facts You Should Know About

Clatsop County

(2006-2007 Fiscal Year)

- 25% of people in Clatsop County received food assistance. 40% of those were children and 20% are senior citizens.
- 11,058 Emergency Food Boxes provided over 40,000 home cooked meals.
- Over 70,000 hot meals were provided at Emergency Meal Sites.
- 705,932 pounds of food were distributed by Clatsop Regional Food Bank.
- 2008 year-to-date distribution of emergency food is up 12% over 2007.
- Expected increases projected are to reach 20% by 2008 year end.

*Please donate generously to the:
"Food Distribution Center Project"*

*Your tax deductible contribution can make the new
Clatsop Regional Food Bank Distribution Center a reality in 2008.*

*Your generosity will assist thousands of hungry people in
Clatsop County.*

Name: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: (____) _____ - _____ Email: _____

*A receipt of your tax deductible contribution will be promptly mailed to you upon
receipt of your contribution.*



Glatfop Community Action

Mobilizing resources to end poverty...

*Our mission is to help people
meet housing, food, and other
basic living needs.*

Board of Directors

Rev. Richard Loop
President
Jeff Parker
Vice President
Richard Hurley
Treasurer
Ken Rislow
Secretary

Erik Tannler
Charlotte Langsev
Tammy Herdener
Kerry Hawley
Nicole Williams

Staff

George Sabol
Executive Director

Marlin Martin
Food Program Developer
Grace Taylor
Food Program Specialist

Tony DeGoede
Case Manager
Jessica Maclay
Case Manager
Liest Eckert
Case Manager
Roxane Kuehl
Office Manager
Juliet Weaver
Bookkeeper

Joanne Seavert
Hilltop Property Manager
Floyd McClane
Hilltop Maintenance



CCA RFB is an equal opportunity provider

INVITATION

Glatfop Community Action

REGIONAL FOOD BANK

Ribbon Cutting Ceremony



FRIDAY
22 OCTOBER, 2010
NOON

2010 SE CHOKEBERRY AVE
WARRENTON, OR

Directions

- From Oregon Coast Highway 101 turn onto Ensign Lane (towards Costco)
- Proceed to SE 19th Street; Turn RIGHT
- Follow SE 19th to the end in front of Northwest Seniors & Disability Services
- 2010 SE Chokeberry is on the LEFT!

RSVP

503-325-1400

or

gsabol@ccaservices.org



Glatfop Community Action

REGIONAL FOOD BANK

Ribbon Cutting Ceremony



FRIDAY
22 OCTOBER, 2010
NOON

2010 SE CHOKEBERRY AVE
WARRENTON, OR

PROGRAM

Welcome

**George Sabol,*
Executive Director, CCA

Invocation

**The Reverend Richard Loop,*
CCA President

Guest Speakers

**Gil Gramson,*
Mayor, City of Warrenton
**Rachel Bristol,*
CEO, Oregon Food Bank
**Marlin Martin,*
Food Program Developer

Ribbon Cutting

Facility Tour

Light Lunch

Please
PASS THE WORD...

SATURDAY
23 October, 2010
10AM-2PM



Project History

In 2003, the CCA RFB moved into its dilapidated warehouse as a temporary location. A feasibility study was conducted in 2005 to determine the future facility needs and to prioritize possible sites to construct the needed facility. In 2006, the City of Warrenton sponsored an Oregon Economic Community Development Department Block Grant to partner with CCA to construct a new Regional Food Bank Warehouse. CCA facilitated acquiring a one acre parcel of land through a donation by Steve Olstedt, owner of Olstedt Construction, and Martin and David Nygaard (Warrenton Fiber Co.) The required environmental assessment was conducted by Frog Consulting, LLC, and architectural engineering was completed in 2009 by Chadborne and Doss Architects. Helligso Construction was awarded the contract to build the facility in August, 2009. In order to help fund the project, CCA acquired grants from the following:

The Ford Family Foundation
Meyer Memorial Trust
The Collins Foundation
The Kraft Foundation
The Oregon Community Foundation
Juan Young Memorial Trust
The Autzen Foundation
Samuel L. Johnson Foundation
Pacifcorp Foundation
Oregon Food Bank

Groundbreaking occurred on 19 October, 2009, and construction started in March, 2010. The certificate of occupancy was approved on 9/27/10.

Fundraising for the building continues.

Project Sponsor:

The City of Warrenton

Project Management: Allen H. Saye

CONTRACTORS ON THE PROJECT

Helligso Construction Co.
(general contractor)

All City Glass of Oregon
Barry Bray Construction Co.
CFM Builders of Oregon
Clatsop Electric, Inc.
Clean Sweep Maintenance Inc.
Coastal Plumbing, LLC
Columbia Drywall Systems Inc.
Diamond Heating
Eagle Striping Services, Inc.
Engineered Products
Functional Surfacing, LLC
Lindstrom & Son Construction Inc.
National Fence Inc.
Pagh Custom Woodworking Inc.
Rubensteins Contract Carpet LLC
GeoDesign Inc.
Coastal Surveying
ACS Testing

Suppliers

Gearhart Builders Supply
Warrenton Builders Supply
Northwest Ready Mix
Trails End Recovery
Coastal Repair and Maintenance



Regional
Food Bank
10-22-2010
2010 S.E. Choke-
berry Ave
Warronton



Regional
Food Bank
Opening

2010 S.E. Chokeberry

Invocation
Rev. Richard Losp

Regional
Food Bank
10-22-2010
2010 S.E. Choke-
berry Ave
Warrenton

C.C.A.

Opening

2010 S.E. ChokeBerry



Neil Harrison

Mayor - 97146

10-22-2010

opening

Bank

Food Bank
opening

10-22-2010

2010 S.E. Choke-

Warrenton





Picture of
the house by
the lake
2008





Row 1 House
1000 1st Ave
1000 1st Ave
1000 1st Ave
1000 1st Ave





100 ft. x 100 ft.
100 ft. x 100 ft.
100 ft. x 100 ft.

2240 SE Salal Loop Warrenton, OR 97146

10-961 Single Family Res Active \$229,900



Provided as a courtesy of

Lynn Brigham, GRI

Windermere Cronin & Caplan Realty Group

588 Pacific Way

P.O. Box 2729

Gearhart, OR 97138

Office - (503) 738-8522

Cellular - (503) 440-5330

brigham@windermere.com

http://www.windermereoregoncoast.com



6/2010 Cdnsp ML 1:

Area:	Warrenton	Frontage:	None	View:	Mountain
View 2:	None	Style:	Traditional	Stories:	2
Basement:	No	Approx. SqFt.:	1,610	SqFt Per:	Builder
Garage Type:	Attached	Garage Stall:	2	Garage Remarks:	
Year Built:	2010	Year Built Remarks:		Lot Size:	
Lot Acres:	0.12	Total Bedrooms:	4	Total Bathrooms:	3
Total Full Baths:	2	Total Half Baths:	1		

County:	Clatsop	Zoning:	RH	Taxes:	289.63
Tax Year:	2009	Tax Remarks:	TBD	Account ID:	57107
Historic Designation:	No				

Geo Lat: 46.140543 **Geo Lon:** -123.906087

Directions: Alt Hwy 101 past Airport Rd, approximately 1 mile to directional signs

Legal: Lot 97 Forest Rim

Public Remarks: Spacious new two story home under construction in Warrenton's new Forest Rim neighborhood. Features nice open kitchen dining area with slider to sunny Bar-B-Q deck & nice size Master bedroom. Home has sprinkler system in front yard and a nice size fenced back yard. This is The Highland design pick your colors now.

Listing Type: Listing Type: Exclusive Right to Sell	External Features: Roof: Composition; Siding: Hardiplank; Foundation: Continuous Concrete; Deck/Patio: Patio; Street Surface: Paved	Accessibility: Bed/Bath on Main: No
Tax Record: Account ID Remarks: TBD; Tax Map: 81034AB; Tax Lot: 04800	Internal Features: Water Heater: Gas; Dishwasher; Range/Oven; Microwave; Window Coverings; Garage Door Opener	Condo/PUD: Condo/PUD (MQY): Monthly
Miscellaneous: Levels: 2; Possession: COE	Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property	Manufactured Home: Detitled?: No

Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Great/Family Room	1		15'6"	18'		Slider to patio	Bath #1	1					
Dining Room	1		9'	13'6"		Lots of windows.	Bath #2	2		5'8"	9'8"		
Kitchen	1		10'	8'		Oak cabinets, pantry, Master.	Bath #3	2		5'8"	9'8"		
Bedroom #1	2		13'	13'			Bedroom #4	2		15'8"	14'		Vaulted.
Bedroom #2	2		9'4"	10'			Utility Room	1		3'6"	3'8"		
Bedroom #3	2		9'4"	10'									

List Price: 229,900

Information is deemed to be reliable, but is not guaranteed. © 2010 MLS and FBS.

Prepared by Lynn Brigham, GRI on Saturday, October 09, 2010 3:22 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

2236 SE Salal Loop Warrenton, OR 97146

10-960 Single Family Res Active \$199,900



Provided as a courtesy of
Lynn Brigham, GRI
 Windermere Cronin & Caplan Realty Group
 588 Pacific Way
 P.O. Box 2729
 Gearhart, OR 97138
 Office - (503) 738-8522
 Cellular - (503) 440-5330
 brigham@windermere.com
 http://www.windermereoregoncoast.com



Picture
Reversed

Area:	Warrenton	Frontage:	None	View:	Mountain
View 2:	None	Style:	Ranch	Stories:	1
Basement:	No	Approx. SqFt.:	1,222	SqFt Per:	Builder
Garage Type:	Attached	Garage Stall:	1	Garage Remarks:	
Year Built:	2010	Year Built Remarks:		Lot Size:	
Lot Acres:	0.12	Total Bedrooms:	3	Total Bathrooms:	2
Total Full Baths:		Total Half Baths:			

County:	Clatsop	Zoning:	RH	Taxes:	289.63
Tax Year:	2009	Tax Remarks:	TBD	Account ID:	57108
Historic Designation:	No				

Geo Lat:	46.140540	Geo Lon:	-123.906284
-----------------	-----------	-----------------	-------------

Directions: Hwy 105 to Youth Authority road

Legal: Forest Rim Lot 96

Public Remarks: Affordable single level home under construction in the new Forest Rim development. Features vaulted master and great room, laminate flooring in kitchen, nice size pantry, fenced back yard and irrigation system in front yard. Nice views of forest & hills. Choose your colors now.

Listing Type: Listing Type: Exclusive Right to Sell
Tax Record: Account ID Remarks: TBD; Tax Map: 81034AB; Tax Lot: 04900

Miscellaneous: Levels: 1; Basement: Daylight; Possession: COE

External Features: Exterior Color: TBD; Roof: Composition; OutBuildings: Barn, Siding: Other; Foundation: Continuous Concrete; Deck/Patio: Porch; Street Surface: Paved; Lot Type: Common/Condo

Internal Features: Water Heater: Gas; Dishwasher: Range/Oven; Microwave; Window Coverings; Ceiling: Vaulted; Garage Door Opener; Other
Utilities: Heating/Cooling: Gas Forced Air; Water: City Property; Electric: On Property; Gas: On Property; Sewer: City Property

Accessibility: Bed/Bath on Main. Yes
Condo/PUD: Condo/PUD (MQY). Monthly
Manufactured Home: Detitled?: No

Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks	Room Name	Room Level	No. of Rooms	Length	Width	Area	Room Remarks
Great/Family Room	1		17'	15'		Vaulted	Bedroom #3	1		10	10		Carpeted.
Dining Room	1		13'	6'		Vaulted with built-in desk.	Bath #1	1		10' 6"	5' 10"		Hall bath, full tub/shower.
Kitchen	1		13'	10'		Nice size lots of storage, eating bar.	Bath #2	1		10' 6"	5' 10"		Master with shower.
Bedroom #1	1		12	13		Vaulted.	Utility Room	G					
Bedroom #2	1		10	10		Nice size closet.							

List Price: 199,900

Information is deemed to be reliable, but is not guaranteed. © 2010 MLS and FBS.

Prepared by Lynn Brigham, GRI on Friday, October 01, 2010 2:30 PM

The information on this sheet has been made available by the MLS and may not be the listing of the provider.

WARRENTON BUSINESS NEWS

O'Reilly, Taco Bell, Auto Zone, Petco, all have Warrenton in their sights

By Gary Nevan

O'Reilly Auto Parts will not be located in the space between Staples and Dollar Tree as originally planned, according to City of Warrenton Planning Director Carol Parker.

Instead, the company plans to construct a separate 7,741 square foot building on the corner of Highway 101, next to the Staples/Dollar Tree complex and directly south of Home Depot.

Parker said the company has submitted a building application that will go before the Warrenton Planning Commission on April 21.

"They submitted a site design that does not adhere to the city's building design code and the planning commission will review it," she said.

Parker said she expects the store will be built by late summer after all applications are approved.

So what is going in the space between Staples and Dollar Tree?

Parker said she has been contacted by representatives from pet store giant, Petco, which has plans to open a new store in the 10,000 square foot space.

In other Warrenton development news, Parker said a Taco Bell restaurant is planned on the east side of Highway 101 near the new Goodwill store. She expects to receive formal building applications and site designs in May.

And Auto Zone plans to build a new store on Highway 101 next to Taco Bell. Those applications should also be submitted to the city sometime in May, Parker said. 4-8 2011



180 S E. Neptune

6.15.2011



West side.





West side ↓



6.15.2011

180 S.C. Neptune



6.15.2011



7.2.2011





7.2.2011



6.15.2011



180 S.E. Neptune

7.2.2011

7.3.2011



7.11.2011 West side.





180 S.E. Neptune

7.2.2011

7.3.2011



7.11.2011 ↓ West side





7.11.2011





7.11.2011





7.18.2011





7.18.2011





7.18.2011



7.24.2011



June or July
2011





June 27 July
2011





June or
July
2011





Scene 02
Jenny
2011

North Coast Business Park moves to second phase

WARRENTON — Clatsop County is beginning the next phase of development at the North Coast Business Park in Warrenton with the construction of a key route through the 270-acre site.

Big River Excavating is clearing vegetation and installing silt-control fencing along the route of Ensign Lane, which will run from U.S. Highway 101 east to Highway 101-Business. Bids for construction of the roadway will be sought this spring.

Completion is expected by late fall.

Work required under the access agreement between the county and the Oregon Department of Transportation covers traffic access to the business park.

The first section of Ensign Lane, between Highway 101 and Southeast 19th Street in Warrenton, was built by North Coast Retail LLC to serve the developer's new commercial area on the business park's western edge. The county is funding the construction of the street's second phase, which has an estimated price tag of \$3 million. Installation of the road, along with utilities and other infrastructure in the rest of the business park, will be funded by the proceeds from the sale of the commercial property.



Equipment from Big River Excavating clears vegetation from the Ensign Lane route.

Submitted photo

2-14-2012

Retail center takes shape

8-9-2012 D.A. Pg. 10

New massive store
on tap in Warrenton

By EDWARD STRATTON
The Daily Astorian

WARRENTON — The Taco Bell is almost up; Wauna's bought its piece of the pie; Verizon will likely start construction of its new store in the near future; and the site review plan for a massive retail space has been submitted to the city of Warrenton.

In recent months, the North Coast Retail Center has seen some of its tenants start to take shape, and more are on the way to stake their claims around the Costco-anchored development.

"It's been difficult," said Wes Giesbrecht, the Washington state developer who's backing North Coast Retail LLC. "We started this project in the middle of the worst recession we've seen in 60 years. The fact that we've done as well as we have is surprising."

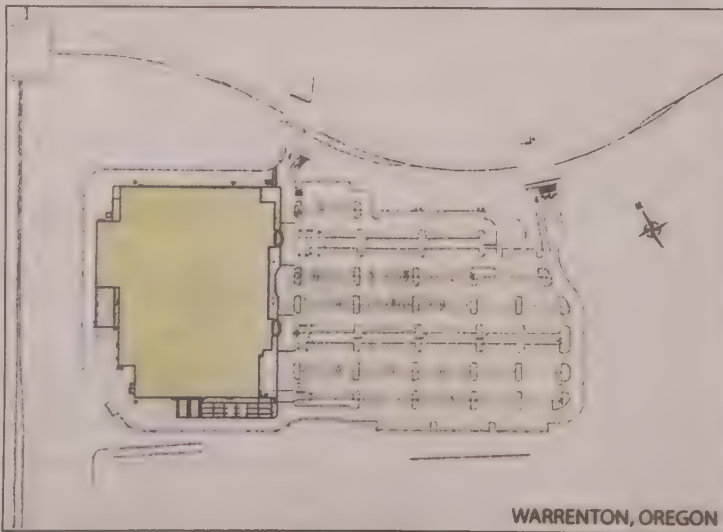
The biggest development, both literally and figuratively with rumors swirling of large retailers such as Walmart possibly coming to the North Coast, is a site review plan submitted to the city of Warrenton in mid-June for a proposed 153,500-square foot retail center to be built on the southeast corner of the highway and Ensign Lane, across the street from Costco.

The site is owned by local developer Ken Leahy, owner of Peaks View LLC, who bought the lot in May 2011 for \$6.34 million. He was unavailable for comment.

"We really can't speak to any negotiations," said Giesbrecht, keeping mum about which company could occupy the large center. He added that developers are deferring to the tenants, in terms of announcing who's coming in and when.



ALEX PAJUNAS — The Daily Astorian
An undeveloped lot at the North Coast Retail Center in Warrenton looks across Ensign Lane toward the new Taco Bell as well as AutoZone and Goodwill. A site review plan for a 153,500-square foot retail center has been submitted for the lot.



Graphic Courtesy of JRH Transportation Engineering
There is a new, 153,500-square foot retail development proposed for the south side U.S. Highway 101 between Ensign Lane and 19th Street in Warrenton. It includes space for 684 parking spots and two vehicle access points along Ensign Lane.

The building itself, in the site review plan, is situated south of U.S. Highway 101 between Ensign Lane and 19th Street, with 684 parking spaces to the east and two access points from Ensign Lane. There are two main entrances on the east side and a garden center on the south end.

The plan proposes a new traffic signal along Ensign Lane – east of Discovery Lane – to regulate traffic in an out of the retail center's and Costco's parking lots.

The entire site review plan – titled "North Coast Retail Center, Anchor #2" – is available for public review at the city of Warrenton's Building and Planning Department. There will be a public hearing on the proposed retail space at the Warrenton Planning Commission's meeting 7 p.m. Oct. 11, tentatively.

"Theoretically, it's good for

the city," said Planning Director Skip Urling about the proposed retail space. "It creates jobs and grows the tax base."

He said that any development over 10,000 square feet needs to be approved by the Warrenton Planning Commission and undergoes more public scrutiny. If the building is between 4,000 and 10,000 square feet, said Urling, it's an administrative decision that he makes. A tenant doesn't have to reveal themselves until they plan to put up a sign to advertise its presence.

"If they want to put a sign up, they have to tell me what it's going to say," he said.

Wauna Federal Credit Union recently purchased the lot on the northeast corner of Ensign Lane and U.S. Highway 101 for \$554,000 as a site for their new branch, which will replace the existing location in Warrenton.

CEO Robert Blumberg said Wauna is planning an approximately 3,500-square foot building, although the specifics have not been nailed down.

Urling added that people will likely see the siding going up on the new Taco Bell location, next to Wauna's corner lot, soon. The site was purchased last year for \$490,000 by Weber Properties Limited Partnership, which operates more than 25 Taco Bells throughout Oregon. Franchisee Michelle Weber said she liked Costco as the main anchor tenant, along with the roadway access.

Urling said the people building the Verizon store in between the Auto Zone and Taco Bell would like to have their building permit this month. Giesbrecht added that hopefully construction on the store will start this month too.

On the North Coast Retail

Center's website, there's also listed the logo for a pending Marshall's location on the southwest corner of Ensign Lane and 19th Street.

"That is up in the air as well," said Giesbrecht. "It's one of the reasons we're learning not to make announcements.

"In this economic environment – I guess in my view – anybody who can generate jobs and economic development should be embraced and encouraged," said Giesbrecht in response to criticisms about the local development of corporately owned businesses. "In this economic climate, it just strikes me as a little odd that people would be opposed to jobs and economic development.

"I recognize there's an element that would like to see everything stay the same, but that won't help the people without jobs."

5 BEDROOMS, 3 FULL BATHS
661 S. MAIN
WARRENTON, OREGON 97146



\$179,000

- 2642 SQ FT—REMODELED
 - 5 BEDROOMS & 3 FULL BATHS
 - LARGE LIVING ROOM
 - FORMAL DINING
 - AN ABUNDANCE OF LAMINATE FLOORS
 - REMODELED KITCHEN WITH ISLAND AND NOOK
 - LOTS OF PARKING
 - DETACHED GARAGE/SHOP 32x26 PLUS 16X20
 - LARGE BACKYARD AND DECK
 - 3 SEPARATE LOTS TOTAL 14,200 SQ FT
 - NEAR SCHOOLS AND SHOPPING
 - WARRENTON SCHOOLS
 - RMLS#12588001 CLATSOP MLS#12-860
- PLEASE VISIT MY WEB SITE: www.larrymartinrealty.com



LARRY MARTIN REALTY
 595 FLORENCE AVENUE
 ASTORIA, OR 97103

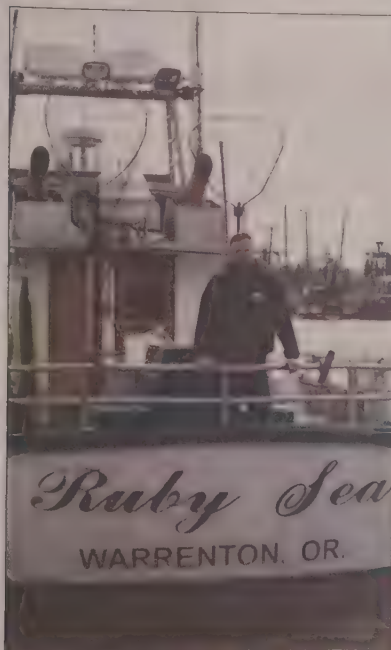


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Web site: www.larrymartinrealty.com



Making the Dollar

INTERVIEWS WITH LOCAL
BUSINESSES BY EDWARD STRATTON

Mark Charlton
Charlton Deep Sea Charters
470 N.E. Skipanon Drive
Warrenton

It's mid-August, and many of the big king salmon are starting to show up in the lower Columbia region. Capt. Mark Charlton of the Ruby Sea, named for his wife and his father's previous boats, is operating in Warrenton, continuing his family's tradition. Call 503-861-2429 (office), 503-338-0569 (boat phone) or visit www.ifish.net/charlton.html for more information.

What do you do?

"I crab commercially in the wintertime – 500 pots. We run that season Dec. 1, January, February, March, April. I start bringing the gear in in May, because I start my halibut charters in May, our sturgeon fishing in June, Salmon late June, July, August and September. Bottom fishing starts also in June for us, and our tuna when the water warms up, which is right about now. It started in mid-July all the way through September – sometimes later."

How did you get started doing this?

"My dad moved over from Montana in '48. He bought the Warrenton theater in Warrenton, when Warrenton still had a theater. While he was running the movies there, he befriended a few fishermen. He went out on a troller for salmon with this one guy and fell in love with the ocean and sold the theater and bought a troller boat. That was in '49. In the boomer years – late '50s, '60s and even in the '70s – he had six charter boats filling every day from May 1 through late September. I've been on boats since I was six – born in '58. I started deckhanding on the boats when I was 11, got my master's license when I was 18 and been running a boat ever since. My dad passed away in '94. I had to start a new business, in the same business but it's called Charlton Deep Sea Charters now instead of Warrenton Deep Sea."

What is the volume of your business?

"Winter-time, it's just strictly commercial.

We don't run charters in the wintertime here. We start charter-fishing for the halibut and then the salmon. The rest of the species start May 1, and we run all the way until the people stop coming or the salmon get upriver, and that's usually mid-September to October. In the old days, when there wasn't the restrictions we've had now on the fisheries, I used to be able to take people out fishing all summer long. There were no certain days of the week – salmon fishing until they stopped wanting to fish. Most of the time, it slows down after Labor Day, when the kids go back to school. In the past, before all the restrictions on the sturgeon, I used to fish sturgeon all the way into October."

How does the economy affect your business?

"The last five or six years, it's been real down. The economy – I lost a lot of corporations. Ten or 15 years ago, I used to be booked up solid every year on corporations. As the economy hit, the corporations just started dropping off one after another. They just can't afford to do it anymore. I used to take 1,200 to 1,400 people a summer, and last year we were probably at 300 or 400 max. The price of operation keeps going up, and so if you can't fill that boat every day, it's hard to make a living. Insurance goes up; fuel goes up; bait goes up. It's pretty much been going backwards the last few years."

Fred Meyer pushes out the aisles

The main thrust of the remodel will be the expansion of the store's food section

By EDWARD STRATTON
The Daily Astorian

WARRENTON — Walmart isn't the only major national retailer that's increasing its footprint in Warrenton. The Fred Meyer, built in 1989 and currently at approximately 145,000 square feet, will add another 39,000 square feet on its northern side, with most of the expansion concentrating on the food services.

Fred Meyer has held that the expansion is not related to the possibility of a Walmart store. "We kind of outgrew our footprint," said Store Manager Justin Downs.

He said there's no timetable for the completion of the remodel, which is scheduled to kick off in March or April and will cost approximately \$18 million. The last remodel at the Warrenton Fred Meyer was in 2001, and the store underwent a smaller "refresh," including new lighting fixtures, a couple years back.

"Group Mackenzie did the plan and design," said Amanda Ip, a special projects coordinator for Fred Meyer. "No construction group has been decided. Bids for the construction contract will go out in December.

"Construction will begin in April and the store is set to (have another) grand opening in late fall 2013."

Fred Meyer purchased land formerly owned by Costco to the north — mostly parking areas — for approximately \$2 million in July 2011. It does not own the vacant portion of the

building adjacent to Big 5 Sporting Goods, although Downs said he hoped a Five Guys Burgers and Fries moved in.

He said the Warrenton Fred Meyer, which regularly draws customers from as far south as Tillamook and as far north as Raymond, Wash., performs very well for the more sparsely populated market it's in, often becoming the busiest store in its district, which includes branches throughout the Portland metro area.

"We're trying to give the customers some more elbow room," said Downs about the madhouse that forms during the summer tourist months. Around Fourth of July, said Downs, the store had about 47,000 people go through in a one-week period.

The main thrust of the remodel, said Downs, will be the expansion of the store's food section. He said the time around Fourth of July is when the store does its highest volume of food sales.

The remodel will result in wider aisles throughout the food section. In addition, several departments will be moved and/or expanded, along with the in-store branch of Starbucks.

Windows will line the expanded portion of eastern-facing walls, and a pedestrian walkway will be designed running down the middle of the parking area. Downs said that with the land purchase to the north, Fred Meyer will increase its overall parking.

During the remodel, all the tiled floors will be ripped out, leaving the cement throughout the store, which Downs said will make it



ALEX PAJUNAS — The Daily Astorian

Fred Meyer Store Manager Justin Downs says the Warrenton store plans to add on about 40,000 square feet to its northern side this March. The building currently stands at approximately 145,000 square feet.

easier to clean. The store will also add skylights and LED lights with motion detectors that turn off to save energy when nobody's around.

"We currently have about 280 associates, and we'll easily have 300-plus associates once the remodel is finished," said Ip about the resultant increase in employment. "Hard to tell right now that exact number."

Earlier this month, Fred Meyer finished the remodel of its fuel center that started in October.

Downs said it was to improve the entrance, which caused trouble for larger vehicles. RVs, boat trailers and other larger vehicles can now make the turn better, he said, and the fuel center causes less congestion with the store's parking lot. DA 11.29.2012

Wauna Federal Credit Union Breaks Ground for new Warrenton Branch



Left to right: Debi Smiley, Executive Vice President COO & Project Manager (Wauna FCU), Dong Cicosta, Architect (Partin & Hill LLC), Jared Rickenbach (Rickenbach Construction, Inc.), George Dunkel, (Board Chair), Robert Blumberg, CEO & President (Wauna FCU), Marc Silva (Wauna FCU Warrenton Branch Manager), Dale Barrett, Engineer (HLB OTAK, Inc.).

DA 11.30.2012

Making the Dollar

INTERVIEWS WITH LOCAL
BUSINESSES BY EDWARD STRATTON

Maren Ludwig and
Brad Hill, owners
Discover Paragliding!
PO Box 638, Warrenton

Co-owners and married couple Maren Ludwig and Brad Hill found paragliding one of their passions in life. They also found a perfect spot in so many ways for it on the North Oregon Coast, where they relocated slightly more than a decade ago from Vancouver, Wash., to run their business, which Hill started in 1995 and Ludwig joined in 1997. Discover Paragliding! can be reached at 503-440-0733 or info@discoverparagliding.com, and you can often find them out on Sunset Beach – ask about the locals discount.

What do you do?

Brad: “We offer training, tandem flights through free flight and powered flight. And we go up to about 3,000 feet here on the beach, one of the best training locations in the country, really – top three, I would say.”

Maren: “Just anything from the first day of training to we certify people all the way through the instructor courses, and the tandem courses, if someone wants to be a tandem instructor. We work with them through everything, basically, from most basic ratings through instructor ratings.”

How did you get started doing this?

Maren: “I started in northern Germany. My brother was a pilot. A friend of his took me tandem, and that pretty much changed my life. I was so excited and just made that the biggest priority in my life.”

Brad: “Back in the late 80s, I used to be into photography a lot, and I’d find myself up on the north side of Mt. Hood looking at the river valley thinking, ‘there’s got to be some way out there.’ I knew about hang gliding, but how do you get a hang glider up on the side of a mountain? Years go by, and finally on a TV show I see this new sport just entered the U.S. called paragliding. Two weeks later, I was taking classes, because that was the way. That’s been 21 years ago.”

What is the volume of your business?

Brad: “Peak season is late March through

early, mid-October, peak of course being August and September like everything on the beach.”

Maren: “Hundreds of tandem passengers every season and maybe a couple dozen students. In the beginning, they usually do like a 10-plus-day training course in order to get certified to where they can start flying on their own without an instructor present. You come back for some advanced classes. Over time, while they continue to fly without an instructor, they come back for a lesson here and there to work on more advanced skills. For students, it’s probably people in their 30s, because they’re old enough to have enough money. It’s a bit of a balance between having enough time and having enough money.”

How does the economy affect your business?

Brad: “We actually found that when the economy was really bad, we did better because the local vacation concept really helped us out. Instead of going to Hawaii or whatever, people came to the beach.”

Maren: “For tandem flights, it was not slowing down at all, because a lot of people could not afford that really fancy vacation. They could do fun stuff like that on weekends. For training – students that would commit to the whole package and buy all the equipment – we could feel that people were a little more nervous to spend that kind of money for a couple years there. But it’s definitely bounced back.”



EDWARD STRATTON — The Daily Astorian
Maren Ludwig and Brad Hill, owners.



Open House

Saturday April 27th

Noon to two

1102 Nautical Drive

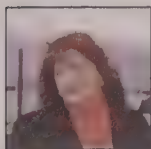
Hammond, OR

\$229,000

This beautiful contemporary home enjoys forested privacy, fenced yard, deck and close to beach, fishing and shopping! The interior finish is exquisite with custom kitchen and master bath, vaulted ceilings, great lighting, and open floorplan. The 2-car garage has interior access and great storage. This is a wonderful home!

Property Characteristics:

- Bedrooms: 3
- Bathrooms: 2
- Square Feet: 1,706



Mary Wikstrom
AREA Properties
 1490 Commercial
 Astoria, OR 97103
 503-791-9381
 marywikstrom1@gmail.com
<http://www.areaproperties.com>

Pacific Drive

Left onto Ridge Road

Then a right onto 9th

Hidden estates to property





Warrenton Highlands, a 44,504-square-foot retail center located at 1629 Ensign Lane, is currently on the market for \$9.41 million. — SUBMITTED PHOTO

Capital Pacific puts Warrenton Highlands retail center on market

WARRENTON — Commercial real estate brokerage firm Capital Pacific announced March 28 that it closed on the Verizon Wireless property and has the Warrenton Highlands retail center listed for sale in

Warrenton. Both properties are retail in nature and reflect the improving real estate market for owners and investors of commercial real estate.

Constructed in late December 2012, the

3,500-square-foot Verizon property located at 1490 S.E. Discovery Lane sold for \$1,150,000 to a private individual out of San Diego, Calif.

Warrenton Highlands, a 44,504-square-foot retail center located at 1629 Ensign Lane, is currently on the market for \$9.41 million. Built in 2010 by a prominent Northwest development partnership, the property has leased up quickly during the recession with strong national tenants such as Staples, Petco and Dollar Tree.

"The real estate market for well-located retail property in the smaller Northwest markets has improved dramatically over the past 12 months" says Kevin Adatto, partner of Capital Pacific — "Properties in these coastal areas, which were out of favor over the past few years, are now garnering a lot of interest from Northwest investors who are familiar with these great towns and sub-

markets."

"Capital Pacific has always focused on the Northwest market and sourcing private investors from the area — 80 percent of all commercial properties in Oregon are sold to somebody from Washington or Oregon, so we are well positioned to provide a valuable service to our clients that are interested in selling or investing in these types of properties," said Sean Mack, another partner of Capital Pacific.

Capital Pacific is one of the leading commercial real estate investment sales and advisory firms in the nation, with offices in Seattle, Portland and San Francisco. Capital Pacific closed 153 transactions totaling \$470 million in 2012, making it the top-ranked investment brokerage firm in the Northwest. Capital Pacific is focused on investment sales and does not provide leasing, property management, residential or multi-family services.

May 2013

Warrenton Highlands retail center sold

By EDWARD
STRATTON
The Daily Astorian

WARRENTON — The Warrenton Highlands retail center, which includes Petco, Staples, Dollar Tree, Farmers Insurance, Serendipity Caffe and Columbia Memorial Hospital's Primary Care Clinic, sold May 30 to Phoenix-based property investor Cole Real Estate for \$8.65 million.

"We don't know of any proposed changes," said Kevin Adatto, the broker for commercial real estate brokerage firm Capital Pacific who closed the deal between Cole and the seller, FWI Oregon II, LLC. "The center is relatively new construction and at 96 percent occupancy. It's unlikely that the center is repositioned or changed in any meaningful way."

The 44,500-square foot facility, built in 2010, has been listed since the beginning of the year, said spokesman Jake Raiton of Capital Pacific. On March 28, it completed the sale of the property catty-corner to Warrenton Highlands housing the recently opened Warrenton Verizon store. It sold for \$1.14 million to a private individual



Submitted photo
The Warrenton Highlands retail center, which includes several large-scale retailers along with Serendipity Caffe and Columbia Memorial Hospital's new clinic, sold May 30 to Phoenix-based Cole Real Estate for \$8.65 million.

al from San Diego.

"Many investors, especially over the past five years, haven't been interested in the smaller markets of Oregon, which would include the North Coast," said Adatto. "I think the recent activity is indicative of Capital Pacific's ability to find and convince buyers to look in smaller healthy markets ... as well as the general improvement of

the commercial real estate market, which gives investors the confidence to look at properties located in smaller markets."

First Western Development Services in Edmonds, Wash., bought 5.5 acres from the adjacent Home Depot and began construction on three buildings for Staples, Big Five and Dollar Tree. Petco eventually replaced the Big

Five concept, and O'Reilly's bought another parcel of land from Home Depot next door for its Warrenton location.

A second phase of the project added another 18,000 square feet of retail space to the complex for smaller businesses such as Farmers Insurance and Serendipity Caffe. CMH announced in late 2012 that it would open its CMH Primary Care Clinic this summer.

\$8.65 million

04.06.2013

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Groundbreaking for new Memory Care facility set

WARRENTON — Dolphin Partners and Clatsop Care Center Health District announce a groundbreaking event for a new 32-bed Memory Care Community at 3 p.m. Friday at 2219 S.E. Dolphin Ave. in Warrenton. A reception will follow the groundbreaking event at the Uptown Café, 1639 S.E. Ensign Ave. in Warrenton.

This facility will be licensed as residential care and will serve those with Alzheimer's and other forms of dementia, and supports a design to meet this purpose. The building is designed for four congruent households, each housing eight people with six private and one semiprivate unit. The design also includes a large and secure interior courtyard and exterior courtyards on the east and west sides of the building.

The architect is Bill Whitney of Whitney & Associates Architects, and Todd Pomeroy is the lead project architect. Olstedt Construction, in a build-to-suit, lease-to-own arrangement, will do the project construction and will seek bids for electrical, plumbing, concrete, etc. The intention is to use as many local contractors as possible.

Mitch Mitchum and Anita Schacher will represent the Health District as project managers.

This project comes about by a partnership with Dolphin Partners, who will build and own the new facility, and lease it to Clatsop Care Center Health District to operate. The Health District will have the option to purchase the building at a later date.

7.23.2013



Bill Whitney
7/23/2013

Clatsop's Dolphin Road Memory Care

Groundbreaking

July 26, 2013

3:00 p.m.



Opening Remarks: Paul Radu, Board of Directors

Project History: Anita Schacher, Project Consultant

Steve Olstedt, Dolphin Partner's

The Warrenton Welcome: Mark Kujala, Mayor

Memory Care: Michelle Lewis DHS, Alzheimer's Project Task Force Chair

CELEBRATE!!!!



Reception Follows at Uptown Café

Ensign Lane

Warrenton, Oregon



Clifford Cane
CEO Capital
Schacher
2000-2001



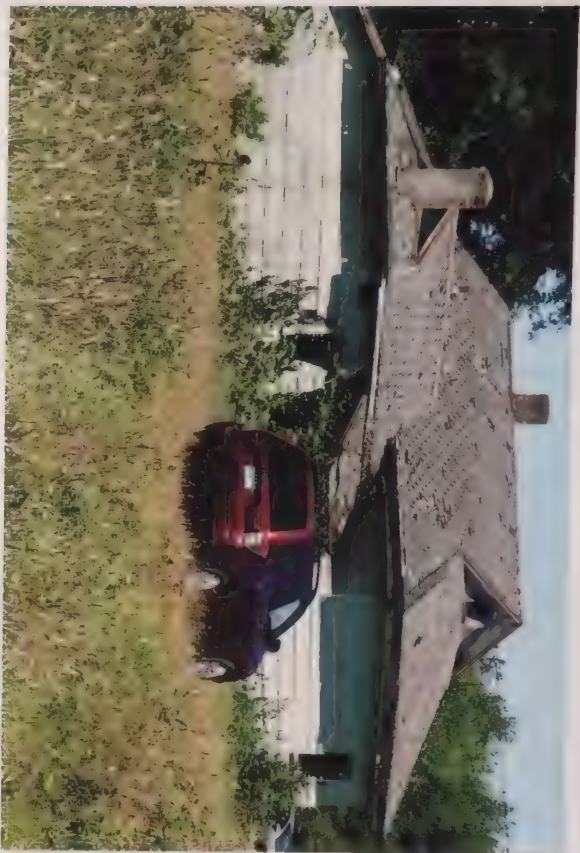
Clatsop Care,
CEO Anita
Schachen

7-26-2015



Previous
owner
of Property
@ Lee LAYMAN
@ Jack SHUMAKER





Precious
of Property
Layman
Jack Shumner



Care center breaks ground on memory care



L-R:
 Anita Robinson
 James B. Smith
 Bruce Williams
 Steve K. Smith
 Paul P. Smith



L-R:
 Michael H. Smith
 Bruce Williams
 Steve K. Smith
 Paul P. Smith

WARRENTON — During her 30-year career with the Clatsop Care Center Health District, outgoing CEO Anita Schacher has lived through several false starts involving her employer's attempts to establish a much-needed service in north Clatsop County: memory care.

Failed attempts accompanied the district's main campus expansion in 1991, new assisted living center in 1999, takeover of a nearby nursing home in 2000, discussion of an entirely new campus and its near-miss on a partially state-funded multiuse care center at Mill Pond.

In a sort of indirect parting gift for her service, the soon-retiring Schacher will oversee her district's expansion into a new \$6-million, 32-bed Memory Care Community on Dolphin Avenue in Warrenton, the ground was broken Friday for the facility's construction by the development group Dolphin Partners.

"There was no way we could do development without help for the taxpayers," said Schacher, adding that just before the economy tanked in 2008 the board had thought briefly of asking taxpayers to help fund a new campus including a memory care center. "Every penny we get from operations goes into operations."

The district's most recent attempt to specially house those with

Alzheimer's and other dementia came with its On the Move grant from the state in 2009 to build a pioneering community-based care center at Mill Pond. It would have served those with dementia or traumatic brain injuries, as well as bariatric patients in the 200- to 400- or 450-pound weight range.

But a state employee misrepresented the project, and the 50-50 grant was pulled days before groundbreaking. Board member Mitch Mitchum said the district had spent \$600,000 on the center's design by that point, and ultimately lost about a half a million dollars on the project.

Around that time, said Schacher, Steve Olstedt of Olstedt Construction in Seaside approached the district with an idea. He had already constructed facilities for Northwest Senior & Disability Services, letting the agency lease with an eventual option to buy.

"There's a real need for these kinds of things," said Olstedt, who's part of Dolphin Partners with Bruce Ritchey. "With the aging of our population, it's only going to get worse."

So Dolphin Partners, using Olstedt Construction as the general contractor, will construct Clatsop Care Center's new Memory Care Community for between \$5.8 and \$6.2 million, signing a 30-year lease with the agency including an option to buy after 15 years.

The community, which Schacher



Submitted photo

On Friday, from left, Clatsop Care Center CEO Anita Schacher, board member Karen Burke, Bruce Ritchey and Steve Olstedt of Dolphin Partners and board member Paul Radu broke ground on CCC's new Memory Care Community on Dolphin Avenue in Warrenton.

and Mitchum have a direct hand in designing, includes four separate households. Each will include six separate rooms for patients, one joint room, a bathroom and a common area where they can intermingle.

"The exterior looks more like a high-end motel than an institution," said Schacher about its pitched roofs and three courtyards. The community plans also boast a spa, salon and conference rooms. The entire facility, completely secure as per state standards on memory care centers, will be ringed by an access driveway.

"My mantra is providing peace, pleasure and purpose," said Schacher about providing patients a better quality of life in place of medication.

"There are currently about 40 people (in Clatsop County) with memory care needs that aren't being served. We've already started a waiting list and have eight. And we just broke ground."

The operation of the Memory Care Community will add 30 to 35 employees to Clatsop Care's payroll and cost \$1.2 million a year, includ-

ing both the lease and operations.

Necanicum Village in Seaside is the only other provider with a dedicated memory care space in Clatsop County, and Mitchum said he's heard stories of spouses sending their loved ones to Centralia, Wash., and other far-flung locales to get them dedicated care.

Besides Necanicum, said Schacher, most dementia and Alzheimer's patients are mixed in with other patients, making it more difficult for staff to train. Clatsop Care's main campus can't even serve those with wandering behaviors, because it's not secure.

Schacher and Mitchum have advised Olstedt on the state standards for a proper memory care facility, and Olstedt said all the plans, to be finalized by next week, are up to snuff.

He hopes to finish the outside of the structure by November, adding that the entire community could take about a year to finish.

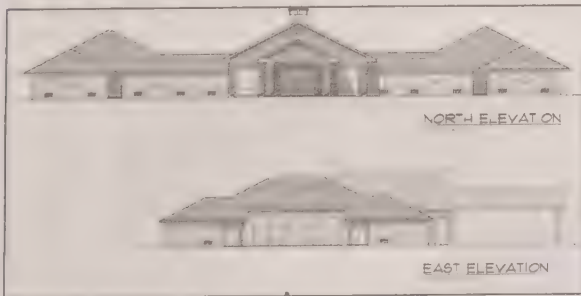
Schacher's retirement party from 4 to 7 p.m. Aug. 16 in the McTavish Room will be the kickoff for the Clat-



Submitted photo

Outgoing CEO Anita Schacher of the Clatsop Care Center Health District celebrates the groundbreaking of the service's new Memory Care Community.

sop Care Center Foundation, a nonprofit it will use to raise money for equipment. The event is open to the public. **8.1.2013 DA**



Submitted photo

Anita Schacher, the outgoing CEO of Clatsop Care Center Health District, said the exterior of its new Memory Care Community, being built by Dolphin Partners, will look more like a high-end motel than an institution.



Shirley Magallon



1-7
Cora Johnson
Renee Walker
Lynn McHenry
Steve Carlson
David Roth



Mark
Kyrle
Mayor of
Warrenton
7.26.2013





John P. P. P.
John P. P. P.

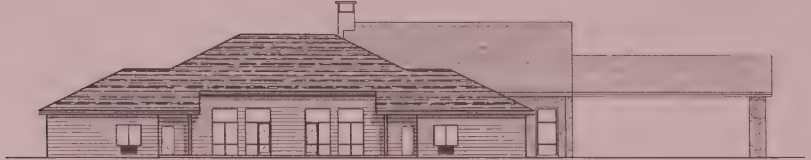


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NORTH ELEVATION
SCALE: 1/16" = 1'-0"



EAST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"



SECTION AT COURTYARD
SCALE: 1/16" = 1'-0"

THURSDAY, OCTOBER 30, 2014

A place dementia patients can call home



ALEX PAJUNAS — The Daily Astorian

Marlin Hedum, right, and Aram Case, with Tri-County Drywall Inc. in Oregon City, attach a section of drywall to the joists above a hallway inside the Clatsop Care Memory Community in Warrenton. The 22,000-square foot building will house 32 residents diagnosed with dementia-related diseases.

New Memory Community offers security next spring

By EDWARD STRATTON
The Daily Astorian

WARRENTON — In 2012, about 76,000 Oregonians were living with Alzheimer's disease, according to a state task force created to analyze the effects of dementia-related diseases in Oregon. The number is expected to increase to 110,000 by 2025.

After several false starts over the years, and finally breaking ground in July 2013, Clatsop Care Center Health District hopes to add one of the region's only dedicated dementia care centers, the Clatsop Care Memory Community, by spring.

The health district's CEO Nicole Williams said there are already 27 people on the waiting list for the 32-resident community at 2219 S.E. Dolphin Ave., in Warrenton, which she said would likely open by April 1.

Helping the health district in this endeavor and building the



ALEX PAJUNAS — The Daily Astorian

Bruce Olson, owner of Bruce Olson Tile and Stone in Gearhart, and Ruben Jantes shape and piece together stone along a wall near the front entry of the new Clatsop Care Memory Community in Warrenton.

22,000-square foot community is Dolphin Partners LLC, headed by developers Steve Olstedt and Bruce Ritchie.

"This is a really low-risk venture for us," said Williams about the partnership, in which the health district leases the building from Dolphin Partners, a portion of its payments going toward the purchase of the building. After 25 years, there's an option to purchase.

"We're not in this business to make money," said Williams, adding that the district's done several financial analyses to make sure it

could afford the expansion. "This facility should sustain itself."

Williams said people can be physically healthy when coming down with dementia and live with it for decades.

The community's design is based on creating familiarity for its residents. Former CEO Anita Schacher described it as more of a high-end motel than an institution, with its pitched roofs and courtyards. While its outside largely has taken shape, the insides remain all studs, wires, pipes and ducts, as crews install utilities and prepare to start insulating before hanging drywall.

MORE INFO

The community is taking applications for residents. Call 503-468-0904.

'The whole building is built around the courtyard.'

— Nicole Williams
CEO, Clatsop Care Center Health District

A familiar neighborhood

The main entrance to the building, off Dolphin Avenue, passes by the administrative offices in a large lobby ending in a fireplace. Behind is a large courtyard, still a construction site piled with dirt and weeds, which will eventually provide a patio, raised gardens and the secured nexus of the community.

"The whole building is built around the courtyard," said Williams, citing the importance of security in dementia care — in addition to secured doors and cameras, the entire building will be ringed by a perimeter fence.

See HOME, Page 10A

Home: Memory care patients require familiarity



ALEX PAJUNAS — The Daily Astorian
Exterior patios and landscaping are still taking shape at the Clatsop Care Memory Community. The building design is based around creating familiarity for its residents.

The community is divided equally into four households arrayed around the central courtyard, with eight residents each. Within the household are one semi-private (20-by-15-foot) and six private (10-by-10-foot) units.

Williams said memory care patients demand familiarity. Each neighborhood will have its own color scheme, each room its own collection of mementos outside the door to help residents remember their rooms and the room filled with their own furniture to make it feel more like home.

A main kitchen will send meals to two small kitchenettes on either side of the building, where residents will be able to help with minor preparation of their meals and eat at conventional meal times or on their own schedules.

People with dementia lose some of their mental capacity while retaining much of their physicality, said Williams, so the community needs to keep them continually engaged. In various common areas, it will offer exercise, art projects and other activities, work spaces, televisions, an aquarium and other entertainment. The community will even include its own beauty salon.

Staying in the community costs \$5,500 to \$7,000 a month, said Williams, depending on the level of care. The health district plans to fill a percentage of the memory community with Medicaid recipients, she added, based on the percentage of people in the region accessing Medicaid.

To provide all those services, Williams said the health district is hiring about 25 new employees overall. It will transfer some existing employees to provide a veteran presence at the new community. It's mostly looking for caregivers, who Williams said don't need to be certified, along with some cooks, a registered nurse and a building administrator. It begins the hiring process in February.

Filling a need

The district's most recent attempt to specially house those with Alzheimer's and other dementias came with

small population of dementia patients in its Clatsop Care Center, added that locals forced to place family members in Portland facilities are already looking to move them back out to the coast, and people are calling weekly wondering when the new center will open.

The health district operates its 71-bed, long-term care facility on 16th Street in Astoria, inside the nearly 100-year-old former Columbia Memorial Hospital. It also runs Clatsop Retirement Village and Clatsop In-Home Care Services.

As the Memory Care Community comes together, said Williams, the health district is also looking at how to replace its current care center in the next seven to 10 years and how to expand its in-home care program.

"As long as someone can stay in their home," said Williams, "it's generally better for them."



ALEX PAJUNAS — The Daily Astorian

The Clatsop Care Center Health District's Clatsop Care Memory Center is expected to open this spring to serve the region's growing number of residents living with dementia.

district with an idea. He had already constructed facilities for Northwest Senior & Disability Services, letting the agency lease with an eventual option to buy.

"We researched it (the need for memory care)," said Olstedt, who directly oversees

construction on Dolphin Avenue. "That's where the need is." Schacher previously estimated about 40 people in Clatsop County with dementia are not being served. Williams, who said the health district serves a



ALEX PAJUNAS — The Daily Astorian

ProBuild's Chance Banta, middle, Marty Parsons, left, and Marcus Johnson load sheetrock onto a cart inside the Clatsop Care Memory Community Monday. The building, operated by the Clatsop Care Center Health District will be the county's first dedicated care center for people with dementia.

its On the Move grant from the state in 2009 to build a community-based care center at Mill Pond. But a state employee misrepresented the project, and the 50-50 grant was pulled days before groundbreaking. Board mem-

ber Mitch Mitchum said the district had spent \$600,000 on the center's design by that point, and ultimately lost about a half a million dollars on the project.

Schacher said around that time, Olstedt approached the

The community is divid-

ed equally into four house-
holds arrayed around the
central courtyard, with eight
residents each. Within the
household are one semi-pri-
vate (20-by-15-foot) and six
private (10-by-10-foot) units.

Williams said memory care
patients demand familiarity.
Each neighborhood will have
its own color scheme, each
room its own collection of
mementos outside the door to
help residents remember their
rooms and the room filled
with their own furniture to
make it feel more like home.

A main kitchen will send
meals to two small kitch-
ettes on either side of the
building, where residents will
be able to help with minor
preparation of their meals and
eat at conventional meal times
or on their own schedules.

People with dementia lose
some of their mental capacity
while retaining much of their
physically, said Williams, so
the community needs to keep
them continually engaged. In
various common areas, it will
offer exercise, art projects and
other activities, work spaces,
televisions, an aquarium
and other entertainment. The
community will even include
its own beauty salon.

Staying in the commu-
nity costs \$5,500 to \$7,000
a month, said Williams, de-
pending on the level of care.
The health district plans to fill
a percentage of the memory
community with Medicaid
recipients, she added, based
on the percentage of people
in the region accessing Medi-
icaid.

To provide all those ser-
vices, Williams said the
health district is hiring about
25 new employees overall.
It will transfer some existing
employees to provide a veter-
an presence at the new com-
munity. It's mostly looking
for caregivers, who Williams
said don't need to be certified,
along with some cooks, a reg-
istered nurse and a building
administrator. It begins the
hiring process in February.

Filling a need

The district's most recent
attempt to specially house
those with Alzheimer's and
other dementias came with

small population of dement-
tia patients in its Clatsop
Care Center, added that lo-
cals forced to place family
members in Portland facili-
ties are already looking to
move them back out to the
coast, and people are calling
weekly wondering when the
new center will open.

The health district oper-
ates its 71-bed, long-term
care facility on 16th Street
in Astoria, inside the nearly
100-year-old former Colum-
bia Memorial Hospital. It
also runs Clatsop Retirement
Village and Clatsop In-Home
Care Services.

As the Memory Care Com-
munity comes together, said
Williams, the health district
is also looking at how to re-
place its current care center in
the next seven to 10 years and
how to expand its in-home
care program.

"As long as someone can
stay in their home," said Wil-
liams, "it's generally better
for them."



ALEX PAJUNAS — The Daily Astorian

ProBuild's Chance Banta, middle, Marty Parsons, left, and Marcus Johnson load sheetrock onto a cart inside the Clatsop Care Memory Community Monday. The building, operated by the Clatsop Care Center Health District will be the county's first dedicated care center for people with dementia.

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Schacher said around that
time, Olstedt approached the



ALEX PAJUNAS — The Daily Astorian

The Clatsop Care Center Health District's Clatsop Care Memory Center is expected to open this spring to serve the region's growing number of residents living with dementia.

district with an idea. He had
already constructed facilities
for Northwest Senior & Dis-
ability Services, letting the
agency lease with an eventual
option to buy.

"We researched it (the
need for memory care)," said
Olstedt, who directly oversees

construction on Dolphin Av-
enue. "That's where the need
is."

Schacher previously es-
timated about 40 people
in Clatsop County with
dementia are not being
served. Williams, who said
the health district serves a

Salon adds new tanning beds, tuxedo rentals

WARRENTON — Casual Elegance Salon & Tanning, 137 and 139 S. Main Ave. in Warrenton, owned by Scott and Darla Green, has added new services, including tanning, with two high-performance beds and one low-pressure bed.

An aqua massage unit is for customers who don't like the hands-on approach of massage. The customer is fully clothed, but massaged by 36 jets at varying pressures and frequency, and never gets wet.

Tuxedo rentals are a new venture, adding to the services already provided to make the business a one-stop-shop for weddings, proms and other for-

mal events. A line of clothing, provided by Brandy Sperle, including jeans, shirts, belts, purses, wallets, hats and accessories to match, has been added.

The salon staff includes: Darla Green, who does hair color, perms, highlights and men's and women's cuts; Brandy Sperle, who specializes in manicures, pedicures, waxing, eyelash tinting, gel nails and shellac; Darcy Wiegardt provides permanent (tattooed) cosmetic procedures that include eyebrows, eyeliner (top and bottom) and lip liner and fill; and Scott Green, tanning, aqua massage and tuxedo rental.

Hours are Monday through



Submitted photo

Casual Elegance Salon & Tanning staff, from left, Darcy Wiegardt, Darla Green, Brandy Sperle and Nelda Kendrick.

Friday from 9 a.m. to 7 p.m.,
Saturday from 10 a.m. to 6 p.m.,
and Sunday, 11 a.m. to 5 p.m.

For information, or to make
an appointment, call 503-861-
0131. 5.2.2013

Gannaways' building jewelry showroom

WARRENTON —The Gannaway brothers hope to have the new showroom for their made-and-designed-in-Warrenton jewelry open late this year.

The new building has been a long time coming, said co-owner Jim Gannaway. It will be on Marlin Avenue, just down from the Dairy Queen. GB Jewelers is converting the former Southern Baptist Church into a new showroom and rental space. The plan calls for an addition of 2,250 square feet.

The Gannaways bought the building in 1998. The plan was part of a co-development with the Bank of the Pacific, which is under construction next door. The project was put on hold when the economy crashed in 2007.

Developing the site has been a daunting process, Jim Gannaway said. He credits the partnership with Bank of the Pacific for helping to ease the pain.

"The bank's assistance was absolutely crucial in bringing this project to completion," he said.

In addition to the expanded showroom,

the new building will include two 1,200 square foot spaces, a 440 square foot space and a 613 square foot space.

The Gannaways are especially interested in renters in the financial services. With two banks a stone's throw away, it's a natural fit, Gannaway said.

"If anyone gets ahold of us soon, we'll be able to build to suit," Jim said. "If someone wants the whole downstairs, there're are some variations ... let me put it this way: We got more flexibility with the studs showing."

Contact Jim Gannaway at 503-861-1481 for information on retail space.

The Gannaways have been in the Astoria-Warrenton area since 1974. Tim opened their first shop in the Liberty Theatre building in 1974. Jim followed in 1975. They operated there for nine years before moving to their current location in the Youngs Bay Plaza.

GB Jewelers is a full-service jewelry store offering items ranging in price from under \$100 to custom jewelry priced over \$20,000.

8 • 2013

The New GB Jewelers

675 SE Marlin Ave between the Dairy
Queen and the Bank of the Pacific

Scheduled to open 2014



Store Closing Sale

Where: GB Jewelers, Young's Bay Plaza, Warrenton 503-861-1481

When: Wednesday, November 13th, 12:00 noon to 8:00pm
Thursday, November 14th, 9:30am to 8:00pm

A Few Items that Must be Sold

14K Yellow and White Gold
1/3ct tw Diamond Wedding Set

Was \$2,134 **Now \$426**

14K White Gold GBJ Hand
Engraved Diamond Wedding Set

Was \$2,860 **Now \$998**

14K Yellow Gold
1/2ct Total Weight Diamond Ring

Was \$2,200 **Now \$660**

14K White Gold
1ct Ruby and Diamond Ring

Was \$4,380 **Now \$1,480**

Terms of the Sale

- All normal warranties apply
- Sizing included with sale
- Appraisals not included (\$85 per item)
- We accept cash, check, or credit card
- All sales are final - No refunds
- All items sold as is - No customizing
- No Layaways
- No trade-ins

Our store will be closed on the Monday and Tuesday preceding this pre-sale event for our customers. The liquidation sale will be advertised and open to the public starting Friday, November 15th.

14K Yellow Gold
9.25mm Diamond Cut Soft Bangle

Was \$2,340 **Now \$670**

14K Yellow or White Gold
Pearl Earrings

Was \$89 **Now \$29**

14K White Gold Clasp
16" High Luster Pearl Strands

Was \$350 **Now \$99**

14K White Gold
Fantasy Cut Amethyst Ring

Was \$886 **Now \$330**

1.14ct Internally Flawless Diamond
in two-tone Wedding Set

Was \$12,400 **Now \$7,980**



GB Jewelers

Wednesday and Thursday, Nov 13 and 14 Store Closing Sale

Private Showing
Preferred Customers Only
You're Invited

Many Items Below Cost
Up to 70% Off



Gannaway Bros. Jewelers
shortened the name of their
store to GB Jewelers in 2008

Dear Friends and Neighbors,

After more than three decades in the same store, we have decided to close our Young's Bay Plaza location. While we are a little sad to go, our sadness is mixed with excitement as we are in the process of building a new store (see architectural rendering on back) with new jewelry and new jewelry collections.

We must liquidate everything! Hundreds of wedding rings, fashion jewelry, and pre-owned and estate jewelry. Jewelry counters, fixtures and safes—**Everything must go!**

This is a ***"Private Invitation"*** for you and your guests to an unadvertised 2 day pre-sale event on Wednesday, November 13th and Thursday, November 14th. We have NEVER had a sale like this, and we want our customers to have the **first chance at these give-away prices.**

Jim Gannaway
Tim Gannaway



Bill and Nisa Blackler own Nisa's Thai kitchen, a new restaurant along Harbor Drive in Warrenton next to the Skipanon River. — EDWARD STRATTON PHOTO

Nisa's Thai kitchen opens in Warrenton

By Edward Stratton

EO Media Group

estratton@crbizjournal.com

WARRENTON — For upward of 18 years, Kim Fuhrmann and her restaurant, Kim's Kitchen, offered traditional Korean food, until health and age — she doesn't know quite how old she is, although she lived in Korea during the Japanese occupation — forced her to retire.

Now a more recent Asian immigrant, Nisa Blackler, has taken up the call, opening the North Coast's second Thai restaurant.

"I think people, when I talked with the people here, they love Thai food," said Blackler, the main force behind Nisa's Thai Kitchen with her husband, Bill Blackler, a co-owner and investor. "We need more choice. This is a new choice for the people."

Nisa's, located at 575 E. Harbor St. just before the bridge over the Skipanon River, cooks up all the usual Thai favorites — pad Thai, peanut curry, Tom Yam Goong and others — and some specialties, including Three Flavors Salmon, deep-fried Alaskan sockeye topped with garlic, onions, tomatoes, bell pepper, pineapple chunks and a special sauce. In addition, it offers specialty beverages such as Thai iced tea and coffee.

"We've always had people come to the house for Thai food," said Bill Blackler, who met his wife while on a business trip in Bangkok several years ago.

The two started dating three years ago, and Nisa immigrated to America about 10 months ago.

"We'd been in here about a year or longer," said Bill, who's lived on the North Coast most his life and works for Marlen International, the global food processing equipment company that acquired Warrenton's Carruthers Equipment Co. "We talked with Kim about the possibility of doing something here in the future."

After their marriage, he said, they ran into Kim at a secondhand store, heard of her exit from the business about eight months ago and worked out a deal for Nisa's to take over. Fuhrmann still visits her old business, enjoying Nisa's cooking.

"Everything's good to me," said Fuhrmann. "I don't even know what it is."

The Blacklers have brought in a Thai chef as a consultant to help launch the restaurant, and they're receiving help from Nisa's sister and still in the process of setting a website up. Nisa's, which can be found on Facebook, is open from 11 a.m. to 9 p.m. seven days a week, includes a takeout menu and can be reached at 503-861-5645.

Fred Meyer in Warrenton renovation nearing completion

April 18 set as grand opening date for 40,000 sq. ft. expansion

WARRENTON — If you haven't seen it yet, check out the new Fred Meyer facilities in Warrenton where renovation are is nearing completion in advance of the April 18 grand opening.

The vast and airy new entryway opens onto an amazing display of fresh produce and a sushi island. The 40,000 square-foot addition expands the store to about 185,000 square-feet and brings widened aisles, more products and additional check stands.

"We're at the tail end now," said Store Manager Justin Downs of the store's \$18-million remodel, which has seen the existing store departments rearranged, parking lots shut down and an entirely new grocery section added onto the western edge of the store.

The project started in October 2012 with expansion of the store's fuel center. Construction of the extension to the north started in June, when crews cracked and cleared the parking lot north of the store for

the new grocery section.

In September, the store's main parking lot to the north shut down, forcing customers through a fenced corridor and into a temporary entrance cut out from a wall near the pharmacy.

The Warrenton branch employs more than 280 people during summer peak seasons and will top 300 after the project. The store draws customers from as far south as Tillamook and as far north as Raymond, Wash., along with hordes of tourists vacationing nearby. Its last remodel was in 2001, and it is the only Fred Meyer Store in its district currently undergoing expansion. It often is the busiest store in its district, which includes branches throughout the Portland metro area.

Fred Meyer, a Portland-based grocery company bought by Cincinnati-based Kroger Corp. in 1999, spent \$200 million in 2013 on remodeling stores in Oregon, Washington, Alaska and Idaho.



An expanded produce section greets shoppers near the newly remodeled north entry of the Warrenton Fred Meyer store. — ALEX PAJUNAS PHOTO



Coast Realty, 586 S. Main Ave. in Warrenton. — SUBMITTED PHOTO

Coast Realty Property celebrates grand opening in renovated office

WARRENTON — Coast Realty Properties held its grand opening in early February, celebrating its newly remodeled home and three new agents in the building.

Principal broker Sandi Bennett opened the office in January 2013 after eight years as a broker in Seaside. She worked for Coldwell Banker Kent Price Realty, and decided to open her own office when the principal broker at Price retired and closed up shop.

Bennett and her husband, David, owned a building at 586 S. Main in Warrenton and realized it would be an excellent location for her real estate office. He had been using the building for his TV repair shop.

They hired contractor Robert Stineman for the remodeling but completed much of the work themselves.

"May I add, I am so, so, thankful that it is

now completed," she said. "No more will I be covered in drywall dust with my entire body full of pain. I can say being actively involved in a complete building remodel has given me a lot of knowledge of building materials, design, and the means of production."

Joining Bennett in the office are Dorrie Caruana, Kathy Whitsett and Elizabeth Marxer.

Bennett said the office normally covers real estate from Manzanita to the Brownsmead area.

"I would be honored to have the opportunity to serve you with any real estate need that you have," she said. "I can help you purchase any home listed through any company in Clatsop and Tillamook County."

Call Coastal Realty Properties at 503-861-2424 or visit www.coastrealtyproperties.com



Fred Meyer
2013





1
Main
2000





Spring flowers in county, and so does housing

Builders, agents adjust to the market

By **EDWARD STRATTON**
The Daily Astorian

WARRENTON — Along Kalmia Avenue, on the western edge of Warrenton in the Juniper Ridge development, several houses pop up out of the sandy soil in various stages of bloom. In the last three weeks, several have started. Some have foundations, others have floors to stand on, some have frames standing and others are receiving the finishing touches inside.

"We're building homes for Clatsop County's working families," said Cary Johnson, owner of CT Johnson Inc. and one of about five general contractors working in Juniper Ridge. "We have teachers, and police officers, and fishermen and loggers — pretty much a broad cross-section of every type of person in Clatsop County."

It's seen as one of the epicenters of affordable home construction in Clatsop County, throughout which members of the construction and real estate industries are showing cautious optimism that the new-house market is turning a corner and especially strong this spring.

"I talk to people, and they say,

"Well; the interest rates are great, and the homes are still affordable," said Gil Gramson, whose family has owned the property for more than 30 years and started the Juniper ridge project in 2006. "They are looking at buying."

The neighborhood is planned for 75 lots, of which about 35 have homes on them. Prices in the neighborhood are fairly stable and range from \$205,000 to \$235,000, said Gramson. The area has been able to avoid any foreclosures, and he said it's only experienced a couple second sales. In other words, people move into their houses and stay.

New home development in Clatsop County is largely based around Warrenton, driven by affordable land and nearby commercial development.

Other developments, such as The Reserve at Gearhart, are also seeing a jump in activity.

"Just about three months ago, we started selling lots again at a pretty good rate — about three a month," said Tim Regan, a broker and marketing manager for the Reserve, adding that about 30 of the development's 130 planned lots have houses on them. "Some have been to individuals, and some to builders. It shows they can get financing and

New home development in Clatsop County is largely based around Warrenton.



ALEX PAJUNAS — The Daily Astorian

Construction crews add siding onto the second floor of a home in The Reserve at Gearhart housing development Monday.

they have confidence that people will buy their houses.

"I just think there's been a lot of extra money sitting on the sideline for the last two years, waiting for the bottom."

He added that he expects home values countywide to climb about 2, to 3 percent per year in the near future.

Realtors Bree Phillips and Marianne Pittard of RE/MAX River & Sea both called this "the year of stabilization."

"That's truly where the growth is, in the Warrenton market," said Pittard. "The reason is the affordable price point."

By contrast, Astoria, already built

out for the most part, has had about nine permits for new single-family dwellings from 2011 to present.

"People are fixing up what they have rather than buying new," said City Planner Rosemary Johnson about the housing market of Astoria,

See **HOUSING**, Page 12

5.2.2013



ALEX PAJUNAS — The Daily Astorian
Terra Praxis Construction's Ben Kandoll, of Amboy, Wash., works on the exterior of a home in Warrenton's Juniper Ridge subdivision Tuesday.



ALEX PAJUNAS — The Daily Astorian
Cary Johnson, the owner of CT Johnson Inc., calls to arrange a final building inspection in order to receive an occupancy permit for a new home on Kalmia Avenue in Warrenton's Juniper Ridge subdivision Tuesday.

Houses Sold Annually



Housing: Key for builders is getting land at the right price

Continued from Page 1

adding that a glut of foreclosures on the market and a focus on compact and multi-family dwellings negate the sprawl, such as that in Warrenton.

Phillips said countywide, there are about 500 homes – new and existing – on the market, and in places like Warrenton, almost half of the 11 sales so far in 2013 are for newly constructed houses.

Countywide, according to the Clatsop Association of Realtors' database, there were 515 single- and multiple-family dwellings sold in Clatsop County in 2012, up more than 200 from 2009. There were also 343 new residential listings in the first quarter of 2013, the highest number since 2010.

Builders, agents adjust to the market

"Just like turning off a faucet, things in 2007 just stopped completely," said Regan.

Driving past a miniature mansion in the Reserve fronting the Gearhart Golf Links, he gave a stark assessment of how far the real estate market has fallen. The house sold for \$1.25 million in 2007 – and again for \$510,000 in 2011.

"The prices were reduced ... 70 percent from the original listed price," he said about lots at the Reserve.

He joined the Reserve team of brokers four years ago. The development started in 2007, split about 50-50 between locals and second-homeown-

ers, but the ownership group from Seattle had expected to sell all the lots by now. It's situated in a prime location between two golf courses, Oregon silverspot butterfly habitat owned by the Nature Conservancy and the opulent Pinehurst development to the west.

In the past 30 to 90 days, Regan saw things at the Reserve turn around, with five pending sales currently.

"I think builders being able to get the financing for spec building was the main thing, because once the builders could build houses, then people were buying houses," said Regan, adding that the key for builders is getting a plot of land to build on at the right price, to which the Reserve obliged.

With home buyers focused on value, developments such as the Reserve have experienced more fluctuations than in working-class neighborhoods such as Juniper Ridge, which Gramson said has experienced price drops of about 15 to 20 percent from 2007.

"It's just a matter of value, I think," said Johnson, adding that why builders might have cut back on the finishing touches in the interior, they don't skimp on the structural materials. "We have to make sure their houses are built to last and that people are happy with them."

"It just helps purchasing power, when everybody works together," said Mark Korpi, an in-law of the Johnson family who owns North Coast Classic Homes. "You get



ALEX PAJUNAS — The Daily Astorian
Terra Praxis Construction's Nick Floyd, of Vancouver, Wash., uses a nail gun to attach sheets of plywood to the trusses atop a home being built on Kalmia Avenue in Warrenton's Juniper Ridge subdivision Tuesday.

good, happy (subcontractors) that want to work for you.

"They get paid. You're not always in bidding wars with people."

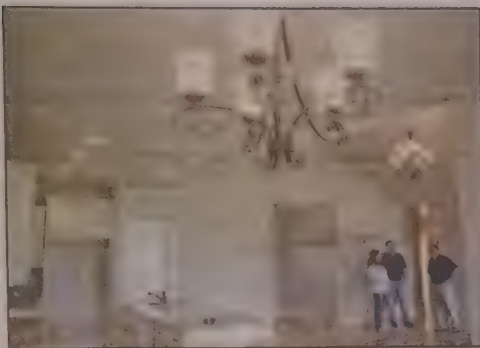
Korpi added that the close-knit group has also helped them weather hard times, when finishing houses and paying everyone sometimes became tougher.

Johnson said there are maybe half the builders operating in Clatsop County than there were in 2007, as many

outfits that dabbled in home construction found other ventures after the market crashed.

When asked whether the recent recovery in new housing is a blip or a sustained recovery, Regan unsuccessfully searched for the crystal ball in his office desk drawer, adding that there's now way to tell.

"Things have been starting to improve fairly rapidly," said Johnson, who has four new homes under construction. "So it's really hard to know how it's going to look for the really long term. Short-term, things look pretty good - looks like it's going to be a good summer."



ALEX PAJUNAS — The Daily Astorian
Mike Reedy, middle, of Scappoose, and his wife, Jimmie Samuels, tour a home in The Reserve at Gearhart development with Marketing Manager and Broker Tim Regan Monday.



Albino 571
20/3





Rocky St.

2023



July 14-2014





Brown House: 7-14-2014
 Ash & Pine Corner
 Green House:
 Miller & Davis Builders

7.14.2014





7.14.2014



Greenhouse:
Mikko & Sari Paalonen
Brown House: 7-14-2014
Aron Anna Cannon





7-14-2014

Sonny Collier inspecting
Cement work

Bud Peterson house
lower street

9th & Anchor
ave.
St.

7-14-2014

Photo's
Diane Collier



TJ MAX
Fall 2014





TJ Max
Fall 2014



Looking East

9.12.2014



R. J. M. L. M.





R.9 Max



Looking East

9.18.2014





Left 2 Garage
door
1091 SW 11th

Right 2 Garage
doors
1093 SW 11th

Garage door
facing east

Built by
Craig Walters



Left side
facing West

Right side
facing 11th St

Built by
Craig Walters

Warrenton
Oregon.

June 2015
Dolphin Ave.





June
2015

Dolphin
Ave



June
2015

Dolphin
Ave.

Warrenton
Oregon

Walmart
11-18-2016



11-18-2016



Panola Express



Walden
11-18-2016



Panola Express

11-18-2016

12-26-2016
N.E. 5th





12-26-2016
M.E. 5th



Dyer

3-2-2017

S.E. 13th



Dear Tenants,

June 20, 2017

We are excited to share with you that we will have a new tenant joining us at North Coast Shops, formerly named Young's Bay Plaza. We are beginning construction for Natural Grocers to open with us in 2018. I have listed the link to their website below, please take a moment to see who your new neighbor will be.

<https://www.naturalgrocers.com/>

We are looking forward to taking this time to also update the Monument Signs at both entrances. A fresh updated look for these will be finished this coming Fall.

As with all construction, there will be associated noise and additional activity throughout the center. Alegis Construction will be performing all the work related with bringing Natural Grocers to the North Coast Shops. A few tenants will also be moving within the center. Perfect Look will be relocated next to Starbucks, 3rd Dimension will be relocating next to Natural Grocers and AAA will be relocating to the former 3rd Dimension & former Gannaway space.

Attached you will find an updated site plan for the center as well as a Google Maps photo showing where most of the impact will take place. During this process, we will work with Alegis to ensure this work does not disrupt you as much as possible. We appreciate everyone's patience and cooperation in advance.

My card is attached as well as all contact information listed below. Please do not hesitate to reach out to me with any questions or concerns you may have over the next five or so months. I will do my best to keep everyone updated as we progress and let you know of any events that may take place.

Thank you all for your continued tenancy with North Coast Shops!

Camille Bone | Property Manager
RTG Property Management
333 NW 9th | Suite 1010 | Portland, OR 97209
Office 971-888-4423 | Cell 503-756-8015

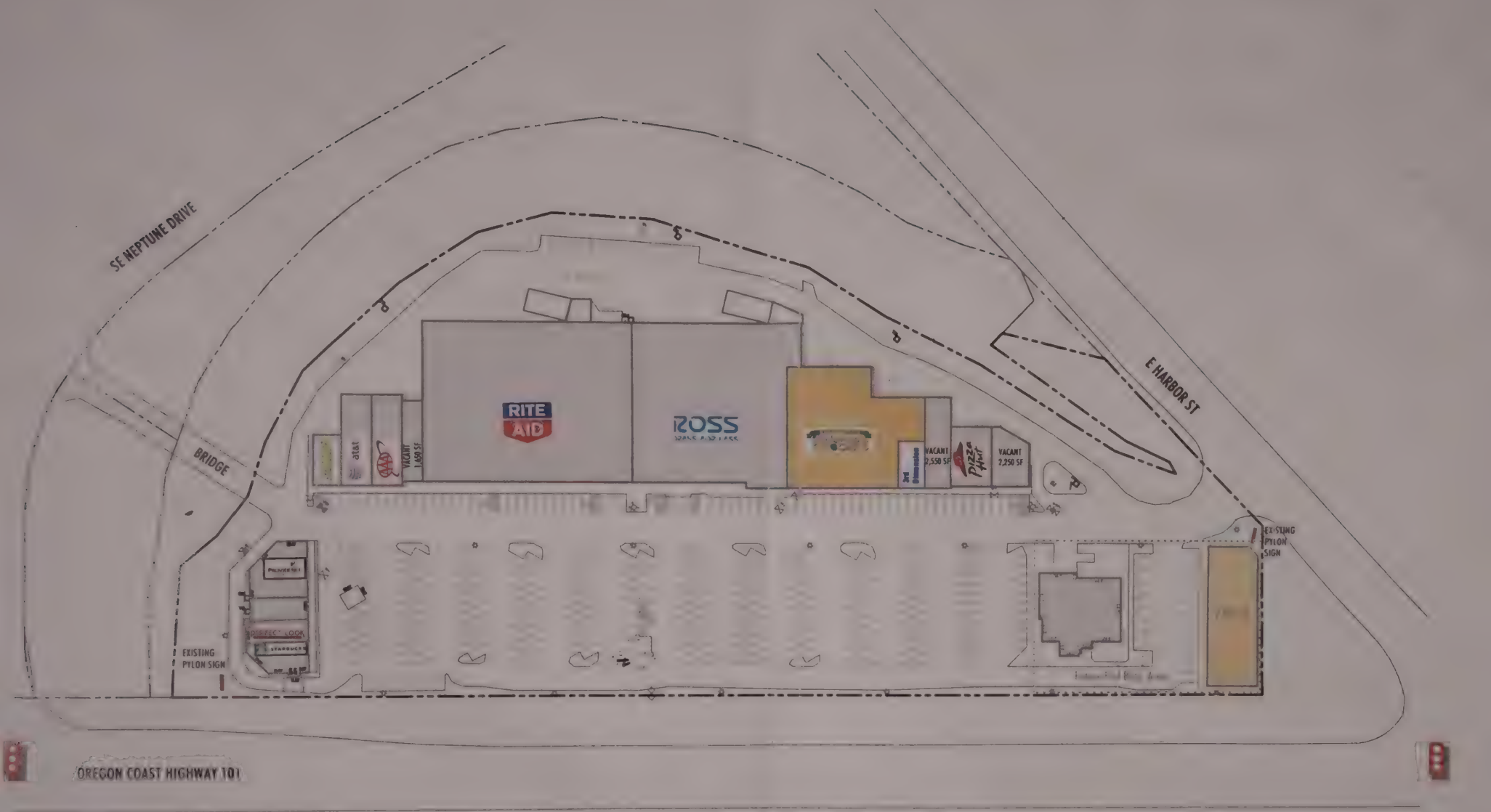
CAMILLE BONE
PROPERTY MANAGER

DIRECT - 971.888.4423 | MOBILE - 503.756.8015
CBONE@RTGPM.COM

333 NW 9TH, SUITE 1010, PORTLAND, OR 97209
RTGPM.COM

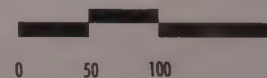


6-21-2017



1

EXHIBITS J-1



Fort Pointe gets nod from panel

Nearly 500 homes will go in across from entrance to Fort Stevens State Park

BY CINDY YINGST

The Columbia Press

Developers of Fort Pointe, who plan to put 480 homes along Ridge Road, say they'll move quickly to get their project built now that the city's Planning Commission has given them the green light.

"We would like to do it as soon as possible," said Andres Miramontes of Newport Beach, Calif., a partner in the project. "Given the immediate need for housing, we would like to come on line as soon as possible."

The project will be built as a planned-unit development, which means the entire 277-acre parcel is proposed in its entirety. From the city's point of view, the zone designation provides some cohesion in design and construction. For the builder, it means the project can be done in phases and doesn't need to return to the city for approval with each phase.

The large parcel can be viewed as a whole, with houses, roads and utilities on the more buildable portions and a large part that can be left undeveloped as wetlands. Had construction occurred under the various zones previously attached to the property, more than 900 dwelling units could have gone in, said Skip Urling, Warrenton's Community Development director.

"This is going to be a good project and Lord knows we need the housing," Urling told the Planning Commission. "But there are some issues that need to be addressed."

Twenty-nine, in fact.

Chief among them is the city code requirement to build a park for children within the development. Builders had been relying on the soccer complex south of the project and Fort Stevens with its many acres of trails to qualify

8-18-2017

See 'Fort Pointe' on Page 5

Fort Pointe: Project proposed between KOA, soccer fields

Continued from Page 1

as parks for the project.

"I really don't think it fulfills the code to think a kid is going to get on his bike and ride across Ridge Road to use the trails at Fort Stevens," Planning Commissioner Paul Mitchell said. "We keep building things and forgetting about where our kids are going to go."

Another concern for commissioners was whether the rolled curbs proposed in the project would cause parking on the sidewalks and other problems. Glen Bolen, a project manager for Otak, said the company plans to put grass between the curbs and the sidewalks.

"I think we're all in favor of the development. It's awesome. Go do it," Commissioner Ryan Lampi said. "We're just down to the small concerns. Just because it's grass doesn't mean they're not going to park on it."

One member of the public came to speak against the project.

Scott Ambrose, a shepherd at the Tagg Ranch, urged planning commissioners to require environmental and flood studies before approving the project.

"There are 12,000 to 15,000 ducks in the estuary between Ridge Road and the Tagg farm," Ambrose said. "I believe 11th Street will flood and we need to see what impact it would have on the habitat and what impact it would have on the ducks."

Since much of the project property will be left as wetlands, there will be a couple hundred acres between the development and the ranch, which raises organic beef and sheep.

Otak, which is in charge of the project, specializes in hydrology, City Engineer Collin Stelzig said.

"This is, basically, a sand



dune and there is lots of infiltration and, once you get the project in there, there will be more run-off more quickly," Stelzig said. "There are

Three injured when boats collide

Two boats collided near Tansy Point over the weekend, injuring three and resulting in the arrest of one of the boat operators.

Marlin Larsen, 74, who lives in Roseburg but has several building projects in Hammond, was arrested for reckless operation, three counts of reckless endangerment and three counts of fourth-degree assault. He was cited and released.

Three men were trolling for salmon in the area aboard a 20-foot aluminum Weldcraft about 8:30 a.m. Aug. 12 when a 31-foot fiberglass Bayliner Trophy headed into their vessel, according to the Clatsop County Sheriff's Office Marine Patrol.

The three people who were salmon trolling jumped into the Columbia River just be-

fore the collision, according to the sheriff's report. Several other boaters in the area quickly came to their aid.

Christopher McMahon, 45, Bryan Maess, 47, and Roni Durham, 57, were treated at Columbia Memorial Hospital for non-life-threatening injuries.

Larsen and his two passengers, Adam Forrester, 20, and Timothy Forrester, 52, were not injured.

The Weldcraft sustained major damage.



Both boats were damaged in the collision.

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1430 S.E.
Main St
8-22-2017



1430 S.E.
Main St.
Warrenton
Oregon

8-22-2017



8.27-2017
1430 S.E. 14th



8.17.2017

East end of
Skopawon
Bridge
Hwy 104
Warrenton
Oregon



8-17-2017



8.18.2017



8.18.2017

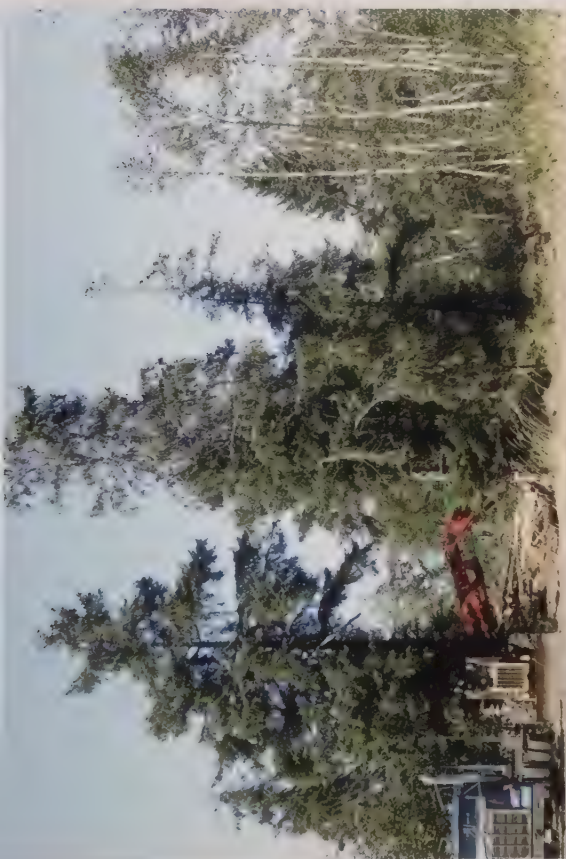


Palmberg
Property

East side of
Skipanon River
Hwy 104

8-26-2017

Photo's
Diane
Collier





Palmborg
Property

East side of
Skipanon River
Aug 104

8-26-2017

Photo's
of Dispersal



Walmart

10-22-2017





Photos by Edward Stratton/The Daily Astorian

Developer Joe Barnes said the 5th Street Flats, his new 30-unit apartment complex behind the Astoria Recreation Center, has been full since opening a couple of months ago.

Apartments sprout amid building boom along the North Coast

1-4-2019

New units slowly meet demand

By **EDWARD STRATTON**
The Daily Astorian

In December, residents began moving into the 34 units in the first phase of developer Richard Krueger's Pacific Rim Apartments near the North Coast Retail Center in Warrenton.

Joe Barnes' 5th Street Flats, a new 30-unit complex just behind the Astoria Recreation Center, has been at or near full capacity since coming online a couple of months ago.

While the North Coast has added its largest number of apartments in recent memory, other large-scale projects have languished amid higher construction costs and a labor force stretched by a post-recession building boom.

Krueger has among the most proven track records for builders in Clatsop County. He developed the 30-unit Edgewater at Mill Pond Apartments for seniors in Astoria in 2011 and 24 units in the market-rate Yacht Club Apartments on Marine Drive in 2014, along with a second phase of 36 apartments in 2016.

Krueger was rebuffed in attempts to build higher-density housing on the former Central School site in Astoria, and next to Lewis and Clark Elementary School south of the city, before he moved on to the Pacific Rim project in Warrenton.



Laurie Willey, site manager at Krueger Property Management, shows off a basement unit at the Pacific Rim Apartments, which recently opened the first of two buildings, each with 34 units.

ect in Warrenton.

"I would say it takes a lot of patience," he said.

The second building of Pacific Rim is slated to come online in February or March depending on weather, adding another 34 units. Krueger is also hoping to break ground this year on more than 30 single-family housing lots on the site next to Lewis and Clark.

Laurie Willey, Krueger's local property manager, said there are still more than 20 units available in the first building in Warrenton, with a waitlist of people wanting to get in. "I get several calls a day, mostly from out of the area," she said.

Barnes said the 5th Street Flats have been full since opening. He is already planning to break ground early this year on a second phase, adding 12 more units, while also negotiating to buy a building downtown with 10 more rental units.

Barnes' and Krueger's apartments took longer to open than they preferred. But like other developers, they are facing a construction market busier than ever coming out of the Great Recession, with rock-bottom unemployment rates and a labor force stretched thin.

See Apartments, Page A7

'THERE IS A SIGNIFICANT SHORTAGE OF CONSTRUCTION LABORERS, CARPENTERS AND FOREMEN IN THE LOCAL LABOR POOL. IT WOULD BE CHALLENGING IF NOT IMPOSSIBLE TO HIRE LOCALLY ENOUGH LABOR TO PERFORM THOSE LARGER MULTIFAMILY PROJECTS.'

Jared Rickenbach | a local contractor

Apartments: Several large development applications in Warrenton have languished

Continued from Page A1

"The biggest challenge in general right now in the industry ... is getting help," Barnes said.

Barnes finished an almost identical project to the 5th Street Flats in Lincoln City in 2016. The costs for the Astoria project have gone up 34 percent by comparison, he said, in part because of a shortage of workers and more expensive materials. He also pointed to the Federal Reserve's recent decision to increase interest rates for borrowers as a damper on investment in new housing.

Kevin Cronin, the community development director in Warrenton, said the slow progress on large multifamily projects is partially because of the lack of local contractors big enough to move such developments forward.

"It's labor shortage and the bandwidth of the local contracting community," Cronin said. "That's the biggest stumbling block to our housing crisis."

Jared Rickenbach, a local contractor and board member with the North Coast Building Industry Association, said that of the approximately 500 general contractors on the North Coast, maybe one or two are big enough to take on large apartment complexes.

"There is a significant shortage of construction laborers, carpenters and foremen in the local labor pool," he said. "It would be challenging if not impossible to hire locally enough labor to perform those larger multifamily projects."



Edward Stratton/The Daily Astorian

Residents recently started moving into the first 34 units of the Pacific Rim Apartments in Warrenton.

Cronin's office has several applications for large developments around Warrenton that have so far languished.

Growth in Warrenton

Local contractor Jason Palmberg received conditional use approval in March for a 66-unit complex across U.S. Highway 101 from Ocean Crest Chevrolet, but has yet to begin groundwork. The delay is largely because he's already been busy helping to build Barnes' apartments, Palmberg said.

He hopes to begin construction on his complex in the spring, with plans to bring the apartments online in 2020, hopefully as other complexes fill up and demand stays high.

"You don't want to have all that stuff come online at the same," he said.

Fort Pointe, the largest potential multifamily project in Clatsop County, has been been trudging along in starts and stops since Texas-based builder 210 Development

Group purchased the property in 2006. The project promises about 300 housing units, including 130 apartments, 50 single-family homes and more than 100 smaller-lot homes in a higher-density new urbanist model similar to the Mill Pond neighborhood in Astoria.

"We try to sensitively design a project and set aside a tremendous amount of open space," said Mark Tolley, a principal in 210 Development Group. "That type of master planning takes time."

Labor and materials have gone up because of shortages, he said, but the demand for multifamily housing on the North Coast remains strong, and people should expect some fairly substantial announcements regarding Fort Pointe in the near future, Tolley said.

Strong demand

Local hotelier and developer Antoine Simmons scrapped his plans for the

37-unit Skipanon River Apartments near downtown Warrenton more than a year ago, citing construction costs. But the property recently changed hands, and local developer Randy Stemper said he is pursuing the same project, meeting with the new owners in the coming weeks on how to proceed.

Builders Cary and Stan Johnson were recently approved for a 120-unit multifamily complex on 22 lots near Tongue Point Job Corps Center. The project is expected to be built out in 2020.

Developers said they see plenty of opportunity for more multifamily housing in the region, albeit with the usual challenges of working through permitting and finding workers.

After hiring consultants for a housing needs analysis, Krueger said, there are at least two more possibilities for multifamily projects. "There's definitely more opportunities for growth in Warrenton," he said.

What a party!

FRIDAY, MARCH 5, 1999

On Feb. 13, the Warrenton Centennial Committee threw a birthday party – and those invited came! More than 200 people showed up to help celebrate the end of Warrenton's first 100 years and the beginning of the second 100. Everyone had a good time, and those planning the event were very gratified at the turnout.

The committee worked hard over the past eight months to plan and facilitate the centennial events, and we would like to take this opportunity to recognize the efforts of every committee member.

Chuck Thompson has been there whenever needed, and made sure the

potbellied stove at the Lighthouse Museum was stoked and glowing before our various meetings and gatherings; Chuck and Betty Manke helped get out the word by distributing fliers; Chris Bridgens organized and coordinated a very successful Centennial Tea in September; Barbara Balensifer and Linda Giddings retyped old, illegible newspaper articles about early Warrenton and Hammond; Carol Shepherd, Bert Little, Marcella Lindsey, and Fred Warren helped with suggestions during our brainstorming sessions; Tami Aho arranged for pennants to be sold at Main Street Market and represented the Astoria-Warrenton Area Chamber of Commerce on the committee. Linda Giddings arranged for the beautifully decorated cakes at the party; she also helped setup for the event and clean up afterwards. Terri Arnall worked long and hard before, during and after the party, arranging for the refreshments and guest book, finding door prizes and running last-minute errands. Without these dedicated individuals, the Centennial Celebration would not have happened.

Even though the birthday party now belongs to the past, there are several Centennial Year Projects that we are just getting under way. A Warrenton community calendar for the year 2000 will be printed and ready for sale by early fall; a Warrenton community cookbook is also slated for completion before the holidays; a time capsule will be filled and ready to be sealed at the dedication of the new Warrenton Municipal Building later this year; and a series of afternoon coffees will continue to bring long-time Warrenton-Hammond residents together to reminisce about long-gone days in our community.

Information about these projects will be announced in the media or may be found by calling Pat Williams at 861-1208 or Diane Collier at 861-2450.

Again, we would like to thank everyone who donated time, muscle, photos, memorabilia, memories or any of the multitude of things that contributed to the success of our Centennial Celebration.

DIANE COLLIER
and PAT WILLIAMS
Warrenton

Cards of Thanks

The Warrenton Centennial Committee would like to publicly thank the following for their contributions which helped ensure the unequalled success of the Warrenton Centennial Birthday Party on February 13.

Astoria Coffee Co.
Astoria-Warrenton Chamber of Commerce
Big Oregon
Brim's Farm & Garden Warehouse - Linda Brim
Byron Ruppel
Carolyn Baccato
Charles & Charlotte Bergerson
Columbia Press
Columbia River Maritime Museum
Dave & Sandy Rantow
Delores Hodney-Warrenton United Methodist Church
Eise Mize
Fort Stevens Historical Museum
Freda Jack
George Warren Family
Heritage Museum - Mark Tolonen
K.A.S.T.
Kampers West Kamppground - The Holmers
Louella Baunach
Mary Freeman
Nygard Logging
Paul and Shirley See
Port of Astoria - Ron Larson
Rae Gelforth
Sam & Esther Cochran
Sonny Collier
Tudy Erbe
Werner-Holstein

Astoria Public Library
Bill Shaw
Bob & Diane Butler
Bud Williams
Camp Hill
Carolyn Peterson
Clatsop Community College
Columbia River Coffee Roaster
Daily Astorian - Mike Stark
Deep Sea Foramen's Benefit Fund
Don Neff
E.R. & Harriet Baldwin
Fred Warren
George Arnall & crew
Gerry Henry
Judy Carlson - Oklahoma
K.V.A.S. - Jessie West
Larry Osborn
Main Street Market
Marti Hoff
Pat Bredick - Connecticut
Point Adams Packing Co.
Punk-Quick
Rick & Shawn Morgan
Seaside Signal - Andy Dunn
Shawn Williams
Warrenton School District
Marilyn Herman
Clit Scout Troop 4445 & Kapie Hankens

Thanks also go to all those who attended the Centennial Party - without you, it wouldn't have been a success or near as much fun.

We would also like to thank the long-time residents who have joined us at our round-table discussions of earlier years in Warrenton.

Bernice Enke
Del & Martha Bodie
Grace Brown
Ken Doney
Marian Schultz
Terry Arnall
Terry Shooppe

Charlene Hale Bergerson
Eve Jo Hunt
Jigge & Thelma Johnson
Marge Trutt
Milla Scoshart
Betty Manke
Fred Warren

Submit your card of thanks letters to:
Card of Thanks, The Daily Astorian,
949 Exchange, Astoria, OR 97103
by Tuesday, 5:00 pm for the following Friday's edition.